

Reclassification Of Area Shown On Map No. 7-H. RBP D 797, 99
(As Amended)

(Application No. 18746)

(Common Address: 1760 W. Wrightwood Ave. And 2710 -- 2716 N. Paulina St.)

[SO2016-2658]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential Planned Development Number 797 District symbols and indications as shown on Map Number 7-H in the area bounded by:

beginning at a point 972 feet north of West Wrightwood Avenue and 641.29 feet west of North Paulina Street; a line 972 feet north of and parallel to West Wrightwood Avenue; a line from a point 972 feet north of West Wrightwood Avenue and 331.07 feet west of North Paulina Street to a point 971.24 feet north of West Wrightwood Avenue and 330.91 feet west of North Paulina Street; a line from a point 971.24 feet north of West Wrightwood Avenue and 330.91 feet west of North Paulina Street to a point 925.48 feet north of West Wrightwood Avenue and 325.92 feet west of North Paulina Street, said line is a concave arc on a circle running to the southeast on a bearing of 06 degrees, 13 minutes, 54 seconds with a radius of 225.02 feet with a length of 46.15 feet; a line from a point 925.48 feet north of West Wrightwood Avenue and 325.92 feet west of North Paulina Street to a point 868.95 feet north of West Wrightwood Avenue and 325.92 feet west of North Paulina Street; a line from a point 868.95 feet north of West Wrightwood Avenue and 325.92 feet west of North Paulina Street to a point 868.59 feet north of West Wrightwood Avenue and the west right-of-way line of North Paulina Street; North Paulina Street; a line from a point 674.91 feet north of West Wrightwood Avenue and the west right-of-way line of North Paulina Street to a point 674.95 feet north of West Wrightwood Avenue and 140 feet west of North Paulina Street; a line 140 feet west of and parallel to North Paulina Street; a line from a point 140 feet west of North Paulina Street and 511.21 feet north of West Wrightwood Avenue to a point 509.99 feet north of West Wrightwood Avenue and 330.90 feet west of North Paulina Street; a line 330.90 feet west of and parallel to North Paulina Street; West Wrightwood Avenue; a line from a point 365.29 feet west of North Paulina Street and the north right-of-way line of West Wrightwood Avenue to a point 99.45 feet north of West Wrightwood Avenue and 407.94 feet west of North Paulina Street; a line 99.41 feet north of and parallel to West Wrightwood Avenue; a line from a point 99.45 feet north of West Wrightwood Avenue and 407.94 feet west of North Paulina Street to a point 140.16 feet north of West Wrightwood Avenue and 407.61 feet west of North Paulina Street; a line from a point 140.16 feet north of West Wrightwood Avenue and 407.61 feet west of North Paulina Street to a point 140.29 feet north of West Wrightwood Avenue, and 550.80 feet west of North Paulina Street; a line from a point 140.29 feet north of West Wrightwood Avenue and 550.80 feet west of North Paulina Street to a point 213.394 feet north of West Wrightwood Avenue and 554.94 feet west of North Paulina Street; a line 213.39 feet north of and parallel to

West Wrightwood Avenue; the easterly right-of-way line of Union Pacific Railroad (the former Chicago & Northwestern Railroad); a line from a point 933.28 feet north of West Wrightwood Avenue and 646.04 feet west of North Paulina Street to a point 972.0 feet north of West Wrightwood Avenue and 641.29 feet west of North Paulina Street, said line is an arc on a circle running to the northeast a distance of 39.08 feet with a radius of 158 feet having and a chord length of 38.98 feet to the point of beginning,

to those of the designation of Residential Planned Development Number 797, as amended, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 797, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately three hundred forty-six thousand nine hundred eight (346,908) square feet (approximately seven and ninety-six hundredths (7.96)) acres of property located in the area more specifically designated on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the unified control of the applicant, Wrightwood Development Partners LLC Hartland Park Master Homeowners' Association.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different from the applicant, the legal titleholders and any ground lessors of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development

shall be made or authorized by all of the owners of the Property and any ground lessors, unless there is a recorded development agreement or master homeowners' agreement to the contrary. For purposes of this Planned Development, where portions of the improvements located on the Property are subject to a recorded homeowners' association declaration of covenants, the term "owner" shall be deemed to refer solely to the homeowners' association as the owner of such portions of the improvements and not to individual unit owners therein.

Nothing herein shall prohibit or in any way restrict the alienations, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder subject to the development agreement and master homeowners' association declaration.

4. The plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; Building Standards for Single-Family Homes; and the following exhibits: a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Lane-Use Map; a Site/Landscape Plan for Phase I and Phase II; a Site Plan for Phase I, a Site Plan for Phase II; and Building Elevation Exhibits prepared by Pappageorge/Haymes, Ltd. all dated March 29, 2006 and published in the City Council *Journal* of the same date on pages 74267 through 74278. Full size sets of the Site/Landscape Plans shall be placed on file with the Department of Planning and Development.

These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted within the areas delineated herein as Residential Planned Development Number 797, as amended: single-family residences; townhomes; open space; accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, are permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the planned development.
7. Ingress and egress including emergency vehicle access and service drives shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. North Hermitage Avenue between

West Wrightwood Avenue and West Schubert Avenue, and West Schubert Avenue lying east of the west line of North Hermitage Avenue extended to North Paulina Street shall be adequately designed, constructed and paved the maintenance and repair of these private streets shall be the sole responsibility of the Hartland Park Master Homeowners' Association. The streetlights will be appropriately designed to reflect the character of "Hartland Park". There shall be no parking on West Schubert Avenue except on the north side of West Schubert Avenue between the alley next west of North Paulina Street and North Hartland Court (private), and no parking on the east side of North Hermitage Avenue. North Hermitage Avenue and West Schubert Avenue shall remain open and ungated at all times.

The private alley that serves the single-family homes in Phase I and the townhouse in Phases I and II, and which is located west of and parallel to North Hermitage Avenue, shall remain a private alley that is to be maintained by the Hartland Park Master Homeowners' Association.

Garbage receptacles for each residential unit shall be stored in the garage of the respective unit. No garbage receptacles shall be stored on any of the paved areas except on days that the garbage is scheduled to be picked up.

8. The measurement of building height for each of the buildings set forth in the Planned Development or any appurtenances attached thereto, shall be as defined in the Chicago Zoning Ordinance, except for the townhomes in Phase II. The building height for the townhomes in Phase II shall be measured from the top of the first floor slab on grade. The height of all improvements is also subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area and FAR calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property in Phase I have received approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance as being in conformance with the Site Plan and Building Elevations set forth in the City Council *Journal* of October 3, 2001 at pages 68830 -- 68837. The improvements on the Property in Phase II have received approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance on being in conformance with the Site Plan and Building Elevations set forth in the City Council *Journal* of March 29, 2006 at pages 74256 -- 74278.
11. The privately maintained open space shown on the Site/Landscape Plan, shall be constructed pursuant to the requirements set forth herein. This privately maintained open space is commonly known as "Hartland Park", as indicated on the Landscape Plan. The Applicant, (Hartland Park Master Homeowners' Association) shall maintain the open space, at its sole cost and expense, in perpetuity. Neither the Chicago Park District nor the City of Chicago shall have any responsibility whatsoever for the maintenance or repair of the privately maintained open space, nor for the failure of

the Applicant, or any of its residents or occupants, to do so. At the request of the department, the Applicant shall record a covenant against Hartland Park memorializing the foregoing terms.

12. The single-family homes in Phase I and Phase II shall conform to the building standards set forth in the Building Standards for Single-Family Homes Exhibit attached hereto and made a part of the Planned Development.
13. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Unless substantial construction of the residential development contemplated in Phase II of the Planned Development has commenced within six years following passage of the Planned Development, and unless completion of Phase II is diligently pursued thereafter, the Planned Development as it relates to Phase II shall expire and the zoning of the Property in Phase II shall revert to the RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Boundary and Property Line Map; Existing Zoning Map; Existing Land-Use Map; Site/Landscape Plan for Phases I and II; Site Plan for Phases I and II; and Building Elevation Exhibits referred to in these Plan of Development Statements unavailable at time of printing.]

Bulk Regulations and Data Table and Building Standards for Single-Family Homes referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 797, As Amended.**Bulk Regulations And Data Table.*

Net Site Area:	346,908 square feet
Area in Public Right-of-Way:	0 square feet
Gross Site Area:	346,908 square feet
Maximum Floor Area Ratio:	1.2
Maximum Number of Dwelling Units:	109
Single-Family Homes:	29
Townhouse Units:	80
Minimum Number of Parking Spaces:	2 (per dwelling unit)
Setbacks From Property Line:	Per Building Standard Exhibit and Site Plan
Maximum Building Height:	
Property east of North Hermitage Avenue:	38
Property west of North Hermitage Avenue:	45

Building Standards For Single-Family Homes.

It is the intent of the standards set forth below to supplement the current regulations of the Chicago Zoning Ordinance and the City of Chicago Building Code, and to establish criteria for the design and construction of single-family homes in the Planned Development. Terminology used in this exhibit shall have the same meaning as contained in the Chicago Zoning Ordinance and City of Chicago Building Code. In the event these standards conflict with the Chicago Zoning Ordinance or City of Chicago Building Code, these standards will control. Reference is made to the Site/Landscape Plan dated February 16, 2006 prepared by Pappageorge/Haymes, Ltd.

A. Height/Area.

1. All buildings shall be not more than four (4) stories plus basement, with a maximum of two (2) dwellings. Building height in Phase II shall not exceed thirty-eight (38) feet as defined and measured in the Chicago Zoning Ordinance.
2. The underlying zoning is based upon an RT4 Residential Two-Flat, Townhouse and Multi-Unit District as defined in the Chicago Zoning Ordinance.

B. Setbacks.

1. Each building shall have a minimum front yard setback of ten (10) feet from the front lot line and be in accordance with the Site/Landscape Plan. Entry porches and stairs no more than six (6) feet above grade shall be allowed to Project into the front yard setback.
2. Buildings constructed on lots thirty-five (35) feet in width or less may have a bay window not to exceed forty percent (40%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
3. Buildings constructed on lots thirty-five (35) feet to fifty (50) feet in width may have a bay window not to exceed fifty percent (50%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
4. Buildings constructed on lots fifty (50) feet in width or more may have a bay window not to exceed fifty percent (50%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
5. Other features allowed to encroach in required setbacks are those as set forth in Section 17-17-0309 of the Chicago Zoning Ordinance.
6. Roof dormers shall be set back twenty (20) feet from the front building line and fifteen (15) feet from the rear building line. Balconies, decks and porches shall be set back a minimum of three (3) feet from any side lot line.
7. Side yard setbacks in Phase I shall be not less than three (3) feet. Phase II combined total width of side yard setbacks shall be no less than four (4) feet, with neither required setback less than one (1) foot, zero (0) inches except that the single-family lot along West Schubert Avenue may have zero (0) feet north side yard and a one (1) foot, zero (0) inches south side yard.

C. Parking.

1. There shall be a minimum of two (2) parking spaces per dwelling unit. All parking spaces shall be enclosed in an attached or detached garage structure. Outdoor

parking spaces are not permitted. All garages shall be of a size to accommodate refuse containers within the garage.

2. Parking stalls shall be a minimum of eight (8) feet by eighteen (18) feet.
3. Roof slopes on pitched roofs of garages shall be not less than a 10:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the alley and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
4. All garages must provide one (1) seventy-five (75) watt high-pressure sodium light fixture in the alley that is activated by photoelectric cell switch.

D. Landscaping.

1. A continuous ornamental steel fence with black painted gates no less than three (3) feet, six (6) inches in height shall be installed along all front lot lines. Fencing shall be vertical picket type with picket spacing between three (3) inches and six (6) inches. Picket bars shall be a minimum of one-half ($\frac{1}{2}$) inch in size. Posts shall be a minimum of three (3) inches square, at least six (6) feet on center. All fencing between homes located in the front yard setback shall match. Other fencing shall be ornamental steel or cedar board.
2. Side yard fencing shall be wood, vinyl or ornamental steel and limited in height to no more than five (5) feet above grade.
3. Front and rear yards shall have a minimum of one (1) ornamental tree in each yard. The trees must have a minimum caliper size of three (3) inches.
4. Not more than twenty percent (20%) of the front yard shall be hard surface paving.
5. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
6. Grade within front yards shall be within two (2) feet of grade level adjacent to the public sidewalk. Below grade terraces and patios are not permitted.
7. Utility meters located in front yards must be fully screened with shrubs or other landscaping.
8. Exposed foundations at the front building lines must be screened with landscaping.
9. Public sidewalks and curbs shall be designed and constructed per City of Chicago Standards and in accordance with the Site/Landscape Plan.

E. Construction Standards.

1. Each building facade that faces a street shall be constructed of either masonry face brick, limestone, manufactured stone or horizontal lap side. Brick size shall

be standard, modular or utility. No concrete or concrete masonry unit, stucco or synthetic stucco (EIFS) materials shall be allowed on the front facades. Metal trim (pre-finished or copper) is permitted on all elevations. Front facade materials shall wrap-around from the front facade a minimum of eight (8) feet along both side facades.

2. Unpainted or uncolored concrete block masonry units are allowed at the side and rear facades. Permitted chimney projections into side yards shall match front facade materials if located within ten (10) feet of the front facade.
3. Windows and doors in masonry facades shall have eight (8) inch to ten (10) inch stone lintels and four (4) inch stone sills.
4. Horizontal lap siding shall have a maximum four (4) inches lap and be constructed of wood or premium vinyl. Door, window and corner trim shall be a minimum of four (4) inches.
5. Exhaust vents for fans or appliances shall not be allowed in front facades. Roof vents and flues shall be set back from front building facade a minimum of ten (10) feet.
6. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
7. Sliding doors and/or windows shall not be permitted along the front and side facades except when located at grade.
8. Pitched roof slopes shall be not less than 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face. Flat roofs shall be a single-ply membrane in accordance with the Energy Code of the City of Chicago.
9. Adjacent buildings, under the control of a single-owner or developer, shall have dissimilar facades, finishes, window configurations and material colors.
10. Main entrance doors shall face the street.
11. Exterior patios, terraces and similar spaces shall only be located in the rear yard of the building. Patios, terraces and similar spaces are not permitted in the front yard.
12. Front entry doors shall be located either at grade or at the first floor above grade. Front entry doors below sidewalk grade are not permitted.
13. Satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.
14. Garages for the single-family homes in Phase II shall be set back one (1) foot from the rear of the property line.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 24, 2014

William S. Singer
Kirkland & Ellis LLP
300 North LaSalle
Chicago IL 60654

Re: **Administrative Relief Request for Residential Planned Development No. 797, Hartland Park**

Dear Mr. Singer:

Please be advised that your request for a minor change to Residential Planned Development No. 797 ("PD 797"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 797.

Your client, Wrightwood Development Partners ("Applicant"), is seeking administrative relief with respect to the requirements of Statement No. 11 of PD 797. That Statement requires that an approximately 0.5 acre park be dedicated to the Park District. You are requesting that the aforesaid requirement be waived.

Statement No. 11 of PD 797 states that "Applicant shall dedicate the park as delineated on the Landscape Plan as "Hartland Park", to the Chicago Park District, subject to the acceptance and approval of the Chicago Park District Board." As you have indicated however, although the Applicant submitted the proposed dedication to the Park District Board, which the Board accepted and approved, the Park District, in its September 24, 2014 letter, declined to accept and approve such dedication.

Accordingly, because it is not possible to satisfy Statement No. 11, the requirement to dedicate the park is hereby waived and the Applicant shall have no further obligation with respect thereto.

Additionally, the Department of Planning and Development has determined that waiving the obligation to dedicate the park will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 797, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Additionally, the Department of Planning and Development acknowledges that the subject property has been sold to multiple property owners and that the approximately 0.5 acre landscaped area within the subject property is now under the ownership and control of the Hartland Master Homeowner's Association, successor to the Applicant.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero", written over a printed name.

Patricia A. Scudiero

Zoning Administrator

C: Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

May 11, 2006

Mr. Edward J. Kus
Shefsky & Froelich
111 E. Wacker Drive
Suite 2800
Chicago, IL 60601-3713

Re: **Administrative Relief request for Residential Planned Development No. 797**

Dear Mr. Kus:

Please be advised that your request for a minor change to Residential Planned Development No. 797 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested:

- The reconfiguration of a portion of the fourth floor setback on four units (K-58, K-59, K-72 and K-73) so that it will line up with the facade of the building. A portion of the fourth floor Hermitage Ave. elevation will be repositioned three feet to the west. The fourth floor setback along Schubert Ave. and the courtyards will not be affected.
- The relocation of the sidewalk and entry gates on units K-58, K-59, K-72 and K-73 from the courtyards to the sidewalk abutting Hermitage Ave.

The following attachments (prepared by Pappageorge/Haymes Ltd, May 1, 2006) shall be substituted in place of the previously approved drawings and inserted into the main file in anticipation of Part II:

- Site/Landscape Plan
- Hermitage Ave. West Elev. - East Building, Units K58 and K72
- Hermitage Ave. West Elev. - East Building, Units K59 and K73

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 797, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 797.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc w/attachments: Danita Childers, Mike Marmo, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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<http://www.cityofchicago.org>

June 30, 2005

Mr. Zev Salomon
Belgravia Group
833 North Orleans Suite 400
Chicago, Illinois 60610

RE: Request for minor change to Residential Planned Development No. 797 -
Hartland Park

Dear Mr. Salomon:

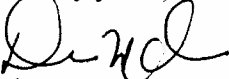
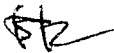
Please be advised that your request for a minor change to Residential Planned Development No. 797, on behalf of Hartland Park Subdivision, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested relief from Statement No. 12 of the Planned Development which requires the connection of Hermitage Street through to Schubert Street prior to the construction of townhouse lots 32-25 of your development. At the time of the original application for Planned Development, it was anticipated that the adjacent property would be purchased and developed.

The Department has reviewed the request and has determined that your request would constitute a minor change to the approved Planned Development. It has been 4 years since the Planned Development was approved. Ongoing litigation by the adjacent neighbor has prevented the property from being sold and developed, therefore preventing you from developing the four remaining townhouses in this subdivision.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Planned Development No. 797, but no other changes to this development.

Very truly yours,


Denise M. Casalino, P.E.
Commissioner 

DMC:SRP:pas

CC: DPD Files, Mike Marmo





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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June 23, 2004

Ms. Kimberlee L. Smith
PappaGeorge/Haymes Ltd.
814 North Franklin, Suite 400
Chicago, IL 60610

Re: Request for minor changes to Residential- Planned
Development No. 797 -
("Heartland Park") - Property located approximately
northwest of Hermitage Street and Wrightwood
Avenue.

Dear Ms. Smith:

Please be advised that your request for a minor change to Residential
Planned Development No. 797 has been considered by the Department
of Planning and Development pursuant to Section 11.11-3(c) of the
Chicago Zoning Ordinance and Statement No. 14 of the Planned
Development

The Department recognizes the request for the following amendment:

- The reduction of the interior lot line setback from 3-feet to 1-foot for the
attached garage portion only of those single-family homes within this
overall Planned Development. It is the Department's understanding that
this reduction of the interior lot line would increase the rear yard portion
of these specific lots from 300 square feet to 350 square feet and also
match the layout of the single-family homes with detached garages
within this overall Planned Development .

With regard to your request, the Department of Planning and
Development has determined that this revision to the Planned
Development would constitute a minor change pursuant to Section
11.11-3(c) of the Chicago Zoning Ordinance. Accordingly,
pursuant to the authority granted by the Chicago Zoning Ordinance
and Residential Planned Development No. 797, I hereby approve
the foregoing minor change, but no other changes to Residential
Planned Development No. 797.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Jack Swenson, Don Hohenadel, Mike Marmo, Pat Haymes





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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March 16, 2004

Ms. Kimberlee L. Smith
Pappageorge/Haymes Ltd.
814 N. Franklin, Suite 400
Chicago, IL 60610

Re: Request for a minor change to Residential-
Planned Development No. 797 -
("Hartland Park") - NWC of Wrightwood and
Hermitage Avenues

Dear Ms. Smith:

Please be advised that your request for a minor change to Residential Planned Development No. 797, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 14 of the Residential Planned Development No. 797.

The Department recognizes the following:

1. That the Developer proposes to decrease the density of the project from 62 dwelling units to 58 dwelling units and the number of overall parking spaces from 124 to 116. The originally approved bulk table showed 38 townhouse units and 24 single family homes. The current plans indicate 35 townhouses and 23 single family homes and a 2:1 overall parking ratio as depicted on the plans prepared by PappaGeorge/Haymes Ltd. and dated January 27, 2004.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 797, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 797.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

cc: Ed Kus, Jack Swenson, Philip Levin, Tim Bleuher, Mike Marmo, Pat Haymes



15203

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

~~*Reclassification Of Area Shown On Map Number 7-G.
(Application Number 15451)*~~

~~*Be It Ordained by the City Council of the City of Chicago:*~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols as shown on Map Number 7-G in the area bounded by:~~

~~a line 24 feet south of and parallel to West Nelson Street; a line 125 feet east of and parallel to North Southport Avenue; the public alley next south of and parallel to West Nelson Street; a north easterly line 7.05 feet long starting at a point 105 feet east of the east line of North Southport Avenue (as measured along the north line of the public alley next south of and parallel to West Nelson Street and ending at a point 118.50 feet south of West Nelson Street and 110 feet east of North Southport Avenue) a line 110 feet east of and parallel to North Southport Avenue; a line 74 feet south of and parallel to West Nelson Street; and North Southport Avenue,~~

~~to those of an RM5.5 Residential Multi-Unit District.~~

~~SECTION 2. This ordinance takes affect after its passage and approval.~~

~~*Reclassification Of Area Shown On Map Number 7-H
(As Amended)*~~

~~*(Application Number 15203)*~~ RPD 797,99

~~*Be It Ordained By The City Council Of The City Of Chicago:*~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-3 Light Industry District symbols as shown on Map Number 7-H in the area bounded by:~~

a line 819.34 feet north of West Wrightwood Avenue; a line extending south for 193.68 feet along North Paulina Street; a line 625.66 feet north of West Wrightwood Avenue extending west for 140 feet; a line 140 feet west of North Paulina Street extending south for 163.74 feet; a line 461.92 feet north of West Wrightwood Avenue extending west for 250.91 feet to a line 390.92 feet west of North Paulina Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map Number 7-H in the area described in Section 1 of this ordinance and by changing all of the Residential Planned Development Number 797 symbols as shown on Map Number 7-H in the area bounded by:

a line 970.0 feet north of West Wrightwood Avenue; a line from a point 970.0 feet north of West Wrightwood Avenue and 351.16 feet west of North Paulina Street to a point 931.99 feet north of West Wrightwood Avenue and 346.16 feet west of North Paulina Street, to be connected by a curved line with an arc of 38.69 feet and a radius of 142.16 feet; a line 346.16 feet west of North Paulina Street; a line 888.16 feet north of West Wrightwood Avenue; a line 406.16 feet west of North Paulina Street; a line 867.12 feet north of West Wrightwood Avenue; a line 346 feet west of North Paulina Street; a line 837.16 feet north of West Wrightwood Avenue; a line 406.16 feet west of North Paulina Street; a line 511.26 feet north of West Wrightwood Avenue; a line 346.48 feet west of North Paulina Street; a line from a point 346.48 feet west of North Paulina Street and 436.38 feet north of West Wrightwood Avenue to a point 331.16 feet west of North Paulina Street and 420.00 feet north of West Wrightwood Avenue; a line 331.16 feet west of North Paulina Street; West Wrightwood Avenue; a line 365.56 feet west of North Paulina Street; a line 99.41 feet north of West Wrightwood Avenue; a line 408.97 feet west of North Paulina Street; a line 140.12 feet north of West Wrightwood Avenue; a line 552.16 feet west of North Paulina Street; a line 213.37 feet north of West Wrightwood Avenue; the easterly right-of-way of Union Pacific Railroad (formerly the Chicago & Northwestern Railroad); a line 932.25 feet north of West Wrightwood Avenue; and a line from a point 932.25 feet north of West Wrightwood Avenue and 630.81 feet west of North Paulina Street to a point 972 feet north and 624.42 feet west of North Paulina Street (P.O.A.),

to the designation of Residential Planned Development Number 797, as amended.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 797, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately three hundred fifty-one thousand two hundred seventy-two (351,272) square feet (approximately eight and six-hundredths (8.06) acres) of property located in the area more specifically designated on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is under the unified control of the applicant, Wrightwood Development Partners, L.L.C.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within the Planned Development shall be binding upon the applicant, its successors and assigns and, if different from the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different from the applicant, the legal titleholders and any ground lessors of the Property. Any applications for amendments, modifications or changes (administrative, legislative or otherwise) to the Planned Development shall be made or authorized by all of the owners of the Property and any ground lessors, unless there is a recorded development agreement or master homeowners' agreement to the contrary. For purposes of this Planned Development, where portions of the improvements located on the Property are subject to a recorded homeowners' association declaration of covenants, the term "owner" shall be deemed to refer solely to the homeowners' association as the owner of such portions of the improvements and not to individual unit owners therein.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be

deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder subject to the development agreement and master homeowners' association declaration.

4. The plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; Building Standards for Single-Family Homes; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site/Landscape Plan for Phase I and Phase II dated February 16, 2006; a Site Plan for Phase I dated February 16, 2006; a Site Plan for Phase II dated February 16, 2006; and Building Elevation Exhibits prepared by Pappageorge/Haymes, Ltd. dated February 16, 2006. Full size sets of the Site/Landscape Plans shall be placed on file with the Department of Planning and Development.

These and no other zoning controls shall apply to the Property. The Planned Development conforms to the intent and purpose of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted within the areas delineated herein as Residential Planned Development Number 797, as amended: single-family residences; townhomes; open space; accessory and related uses.

Portions of the Property may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property.

6. Identification signs and temporary signs such as construction and marketing signs, are permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress including emergency vehicle access and service drives shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. North Hermitage Avenue between West Wrightwood Avenue and West Schubert Avenue, and West Schubert Avenue lying east of the west line of North Hermitage Avenue extended to North Paulina Street shall be adequately designed, constructed and paved in accordance with the construction regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of Chicago. Applicant shall dedicate North Hermitage Avenue between West

Wrightwood Avenue and West Schubert Avenue, and shall dedicate West Schubert Avenue lying east of the east line of North Hartland Court (private) extended to North Paulina Street, subject to the acceptance and approval of the City of Chicago. The streetlights on the streets dedicated to the City of Chicago shall be built in accordance with the City of Chicago residential street lighting program at Applicant's expense. The streetlights will be appropriately designed to reflect the character of "Hartland Park". There shall be no parking on West Schubert Street except on the north side of West Schubert Street between the alley next west of North Paulina Street and North Hartland Court (private), and no parking on the east side of Hermitage Avenue. North Hermitage Avenue and West Schubert Avenue shall remain open and un-gated at all times.

Subject to the approval of the City of Chicago and at its expense, Applicant agrees to realign the existing driveway of the parking lot that serves the Cardinal Bernardin Center on the east side of North Paulina Street, so that it will align with the intersection of North Paulina Street and West Schubert Avenue.

The private alley that serves the single-family homes in Phase I and the townhomes in Phases I and II, and which is located west of and parallel to North Hermitage Avenue, shall remain a private alley that is to be maintained by the Hartland Park Master Homeowners Association.

Garbage receptacles for each residential unit shall be stored in the garage of the respective unit. No garbage receptacles shall be stored on any of the paved areas except on days that the garbage is scheduled to be picked up.

8. The measurement of building height for each of the buildings set forth in the Planned Development or any appurtenances attached thereto, shall be as defined in the Chicago Zoning Ordinance, except for the townhomes in Phase II. The building height for the townhomes in Phase II shall be measured from the top of the first floor slab on grade. The height of all improvements is also subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area and F.A.R. calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property in Phase I have received approval pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance as being in conformance with the Site Plan and Building Elevations set forth in the *City Council Journal of the Proceedings of the City Council of the City*

of Chicago of October 3, 2001 at pages 68830 --68837. The improvements on the Property in Phase II shall be designed, installed and maintained in substantial conformance with the Site Plan and Building Elevations attached hereto and made a part of the Planned Development. Air-conditioning units are expressly permitted in the front yard setback of the townhouse units located in Phase I and Phase II.

11. The publicly accessible open space shown on the Site/Landscape Plan shall be completed within thirty (30) months from the date of the start of construction of the residential units in Phase I. Applicant shall dedicate the park as delineated on the Landscape Plan as "Hartland Park", to the Chicago Park District, subject to the acceptance and approval of the Chicago Park District Board. Applicant agrees at its expense, to construct the park in accordance with Chicago Park District "playlot" specifications in effect at the time of construction.
12. The single-family homes in Phase I and Phase II shall conform to the building standards set forth in the Building Standards for Single-Family Homes Exhibit attached hereto and made a part of the Planned Development.
13. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon written application by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Unless substantial construction of the residential development contemplated in Phase II of the Planned Development has commenced within six (6) years following passage of the Planned Development, and unless completion of Phase II is diligently pursued thereafter, the Planned

Development as it relates to Phase II shall expire and the zoning of the property in Phase II shall revert to the M2-3, Light Industry District.

[Planned Development Boundary and Property Line Map; Existing Zoning Map; Land-Use Map; Site/Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 74267 through 74278 of this *Journal*.]

Bulk Regulations and Data Table and Building Standards for Single-Family Homes referred to in these Plan of Development Statements read as follows:

Bulk Regulations And Data Table.

	Phase I	Phase II
Net Site Area:	220,883 square feet	130,389 square feet
Area in Public Right-of-Way:	1,036 square feet	0 square feet
Gross Site Area:	221,919 square feet	130,389 square feet
Maximum Floor Area Ratio:	1.0	1.2
Actual Floor Area Ratio:	1.0	1.18*
Maximum Number of Dwelling Units:		
Single-Family Homes:	23	6*
Townhouse Units:	35	45

* Single-Family Homes in Phase II may be developed to a maximum Floor Area Ratio of 1.2.

	Phase I	Phase II
Minimum Number of Parking Spaces:	2.0 per unit	2.0 per unit
Setbacks From Property Line:	Per Building Standards Exhibit and Site Plan	
Maximum Building Height:	Per Building Standards Exhibit and Site Plan	
Maximum Percentage of Site Coverage:	36.7%	46%

Building Standards For Single-Family Homes.

It is the intent of the standards set forth below to supplement the current regulations of the Chicago Zoning Ordinance and the City of Chicago Building Code, and to establish criteria for the design and construction of single-family homes in the Planned Development. Terminology used in this exhibit shall have the same meaning as contained in the Chicago Zoning Ordinance and City of Chicago Building Code. In the event these standards conflict with the Chicago Zoning Ordinance or City of Chicago Building Code, these standards will control. Reference is made to the Site/Landscape Plan dated February 16, 2006 prepared by Pappageorge/Haymes, Ltd.

A. Height/Area.

1. All buildings shall be not more than four (4) stories plus basement, with a maximum of two (2) dwellings. Building height in Phase II shall not exceed thirty-eight (38) feet as defined and measured in the Chicago Zoning Ordinance.
2. The underlying zoning is based upon an RT4 Residential Two-Flat, Townhouse and Multi-Unit District as defined in the Chicago Zoning Ordinance.

B. Setbacks.

1. Each building shall have a minimum front yard setback of ten (10) feet from the front lot line and be in accordance with the Site/Landscape Plan. Entry porches and stairs no more than six (6) feet above grade shall be allowed to project into the front yard setback.

2. Buildings constructed on lots thirty-five (35) feet in width or less may have a bay window not to exceed forty percent (40%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
3. Buildings constructed on lots thirty-five (35) feet to fifty (50) feet in width may have a bay window not to exceed fifty percent (50%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
4. Buildings constructed on lots fifty (50) feet in width or more may have a bay window not to exceed fifty percent (50%) of the width of the building's front facade. Bay windows may project into the required front yard setback up to thirty percent (30%) of the required front yard.
5. Other features allowed to encroach in required setbacks are those as set forth in Section 17-17-0309 of the Chicago Zoning Ordinance.
6. Roof dormers shall be set back twenty (20) feet from the front building line and fifteen (15) feet from the rear building line. Balconies, decks and porches shall be set back a minimum of three (3) feet from any side lot line.
7. Side yard setbacks in Phase I shall be not less than three (3) feet. Phase II combined total width of side yard setbacks shall be not less than four (4) feet, with neither required setback less than one (1) foot, zero (0) inches except that the single-family lot along Schubert Avenue may have zero (0) foot north side yard and a one (1) foot, zero (0) inches south side yard.

C. Parking.

1. There shall be a minimum of two (2) parking spaces per dwelling unit. All parking spaces shall be enclosed in an attached or detached garage structure. Outdoor parking spaces are not permitted. All garages shall be of a size to accommodate refuse containers within the garage.
2. Parking stalls shall be a minimum of eight (8) feet by eighteen (18) feet.
3. Roof slopes on pitched roofs of garages shall be not less than a 10:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the alley and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
4. All garages must provide one (1) seventy-five (75) watt high-pressure sodium light fixture in the alley that is activated by photoelectric cell switch.

D. Landscaping.

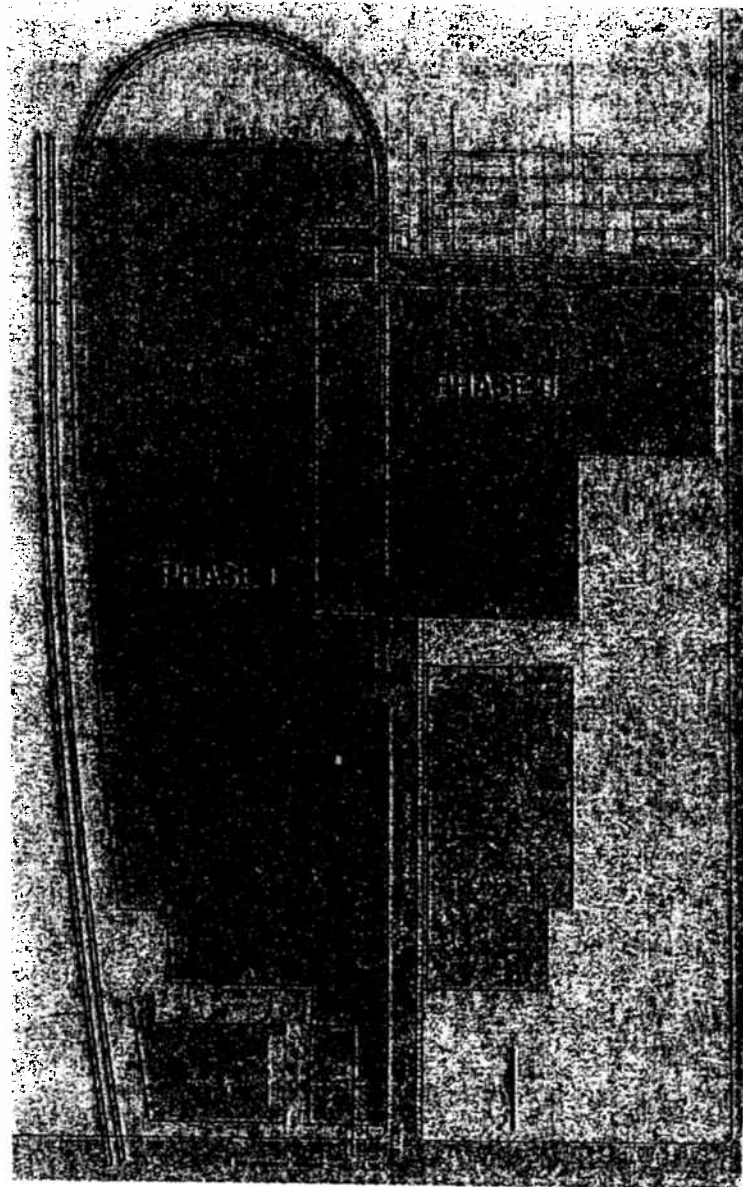
1. A continuous ornamental steel fence with black painted gates no less than three (3) feet, six (6) inches in height shall be installed along all front lot lines. Fencing shall be vertical picket type with picket spacing between three (3) inches and six inches (6). Picket bars shall be a minimum of half (½) in size. Posts shall be a minimum of three (3) inches square, at least six (6) feet on center. All fencing between homes located in the front yard setback shall match. Other fencing shall be ornamental steel or cedar board.
2. Side yard fencing shall be wood, vinyl or ornamental steel and limited in height to no more than five (5) above grade.
3. Front and rear yards shall have a minimum of one (1) ornamental tree in each yard. The trees must have a minimum caliper size of three (3) inches.
4. Not more than twenty percent (20%) of the front yard shall be hard surface paving.
5. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
6. Grade within front yards shall be within two (2) feet of grade level adjacent to the public sidewalk. Below grade terraces and patios are not permitted.
7. Utility meters located in front yards must be fully screened with shrubs or other landscaping.
8. Exposed foundations at the front building lines must be screened with landscaping.
9. Public sidewalks and curbs shall be designed and constructed per City of Chicago Standards and in accordance with the Site/Landscape Plan.

E. Construction Standards.

1. Each building facade that faces a street shall be constructed of either masonry face brick, limestone, manufactured stone or horizontal lap side. Brick size shall be standard, modular or utility. No concrete or concrete masonry unit, stucco or synthetic stucco (E.I.F.S.) materials shall be allowed on the front facades. Metal trim (pre-finished or copper) is permitted on all elevations. Front facade materials shall wrap-around from the front facade a minimum of eight (8) feet along both side facades.

2. Unpainted or uncolored concrete block masonry units are allowed at the side and rear facades. Permitted chimney projections into side yards shall match front facade materials if located within ten (10) feet of the front facade.
3. Windows and doors in masonry facades shall have eight (8) inch to ten (10) inch stone lintels and four (4) inch stone sills.
4. Horizontal lap siding shall have a maximum four (4) inch lap and be constructed of wood or premium vinyl. Door, window and corner trim shall be a minimum of four (4) inches.
5. Exhaust vents for fans or appliances shall not be allowed in front facades. Roof vents and flues shall be setback from front building facade a minimum of ten (10) feet.
6. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
7. Sliding doors and/or windows shall not be permitted along the front and side facades except when located at grade.
8. Pitched roof slopes shall be not less than 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face. Flat roofs shall be a single-ply membrane in accordance with the Energy Code of the City of Chicago.
9. Adjacent buildings, under the control of a single-Owner or Developer, shall have dissimilar facades, finishes, window configurations and material colors.
10. Main entrance doors shall face the street.
11. Exterior patios, terraces and similar spaces shall only be located in the rear yard of the building. Patios, terraces and similar spaces are not permitted in the front yard.
12. Front entry doors shall be located either at grade or at the first floor above grade. Front entry doors below sidewalk grade are not permitted.
13. Satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.
14. Garages for the single-family homes in Phase II shall be set back one (1) foot from the rear property line.

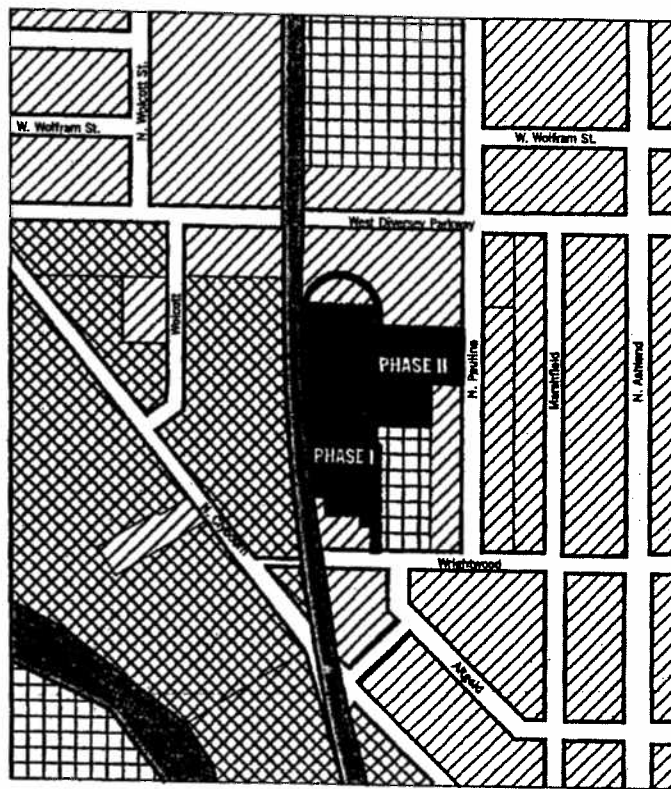
Planned Development Boundary
And Property Line Map.








--- Boundary Lines
..... Property Lines

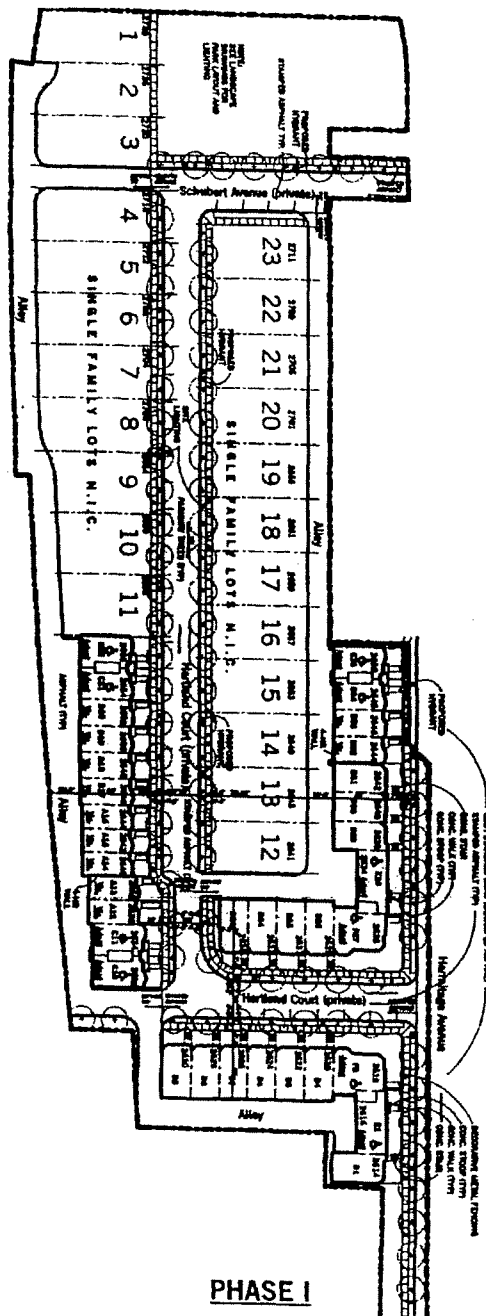
0 50 100 200 400

Land-Use Map.

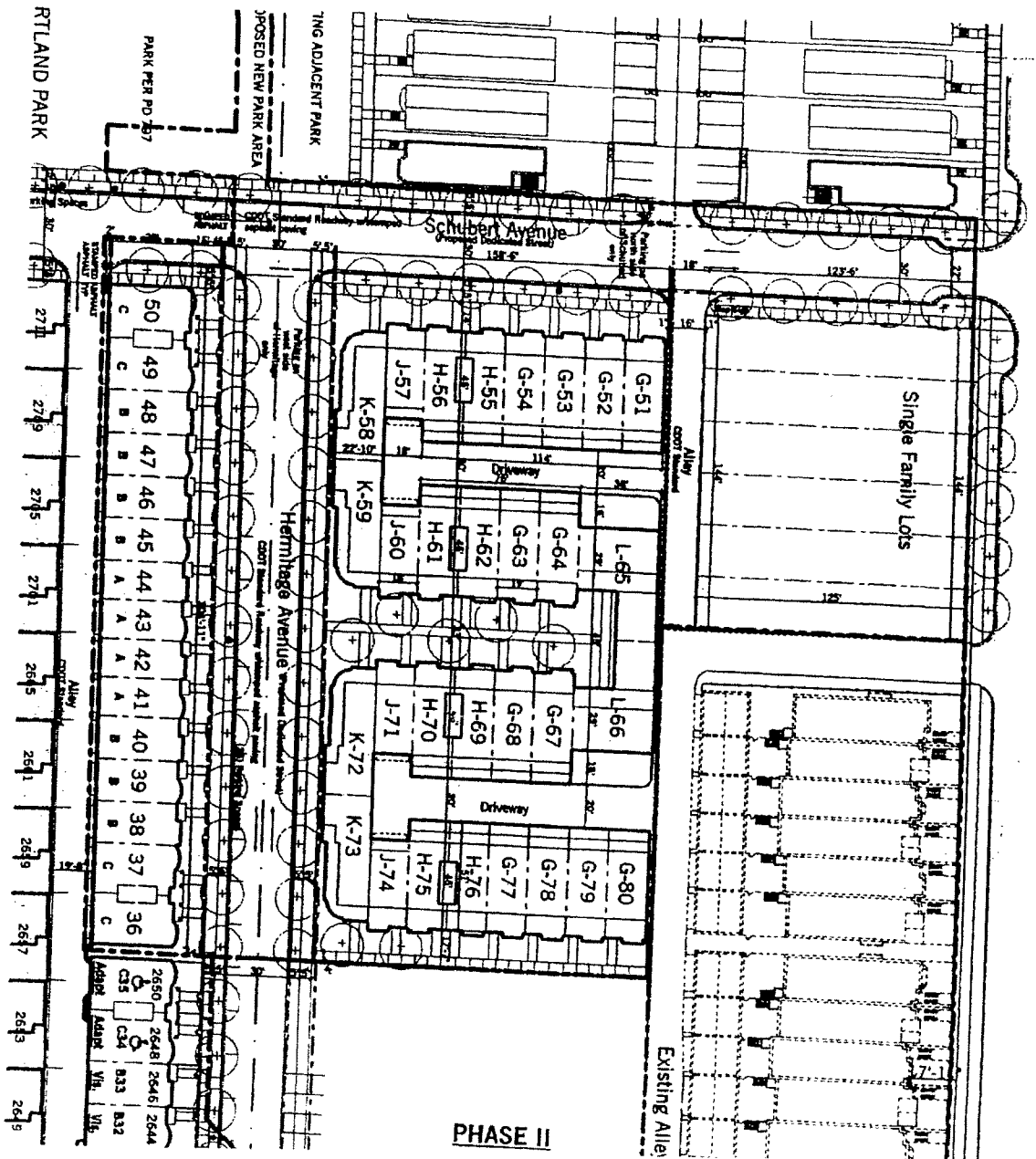


-  RESIDENTIAL
-  BUSINESS
-  COMMERCIAL
-  MANUFACTURING
-  SUBJECT PROPERTY

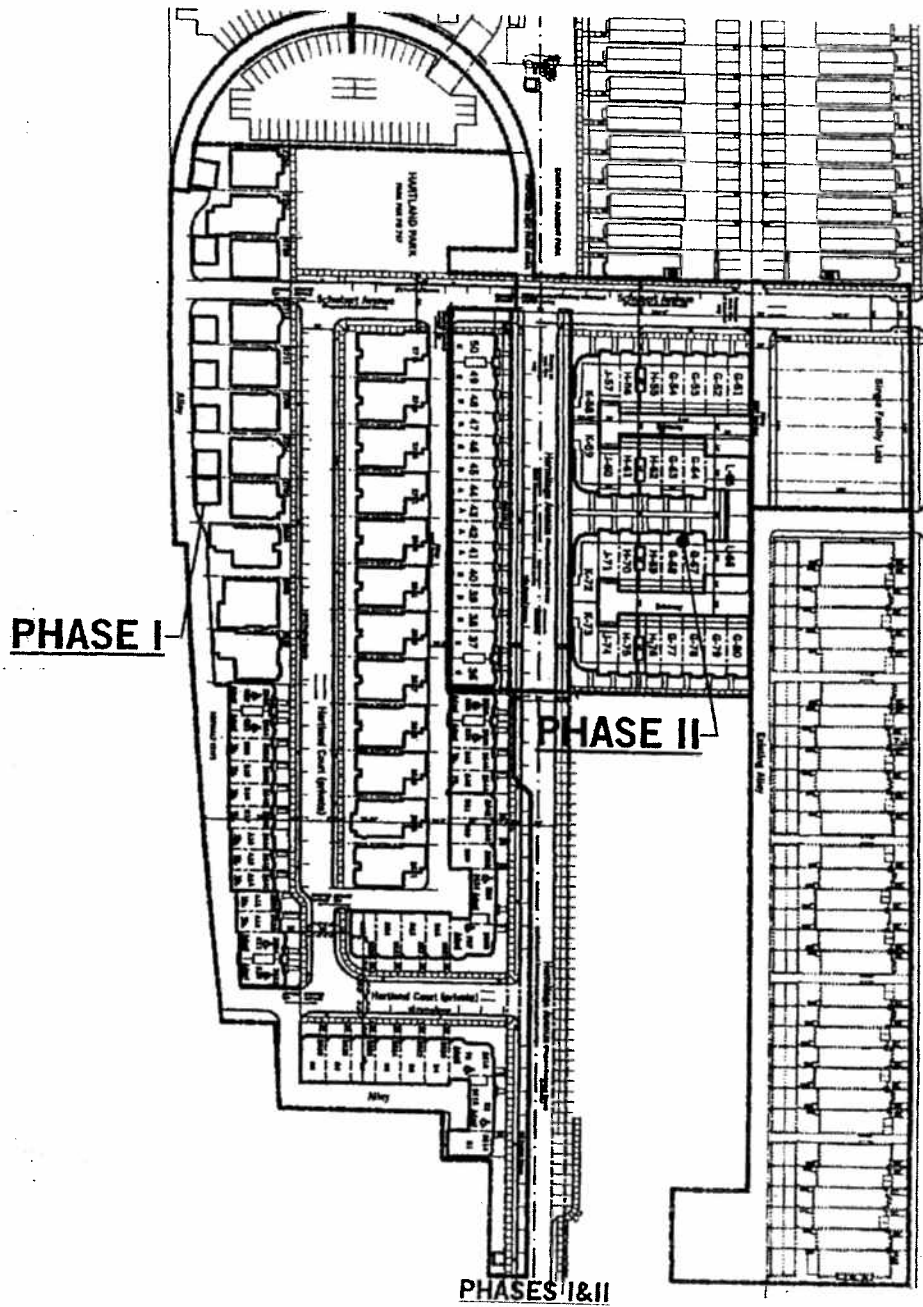
Site/Landscape Plan -- Phase I.



Site/Landscape Plan -- Phase II.



Site/Landscape Plan -- Phases I And II.

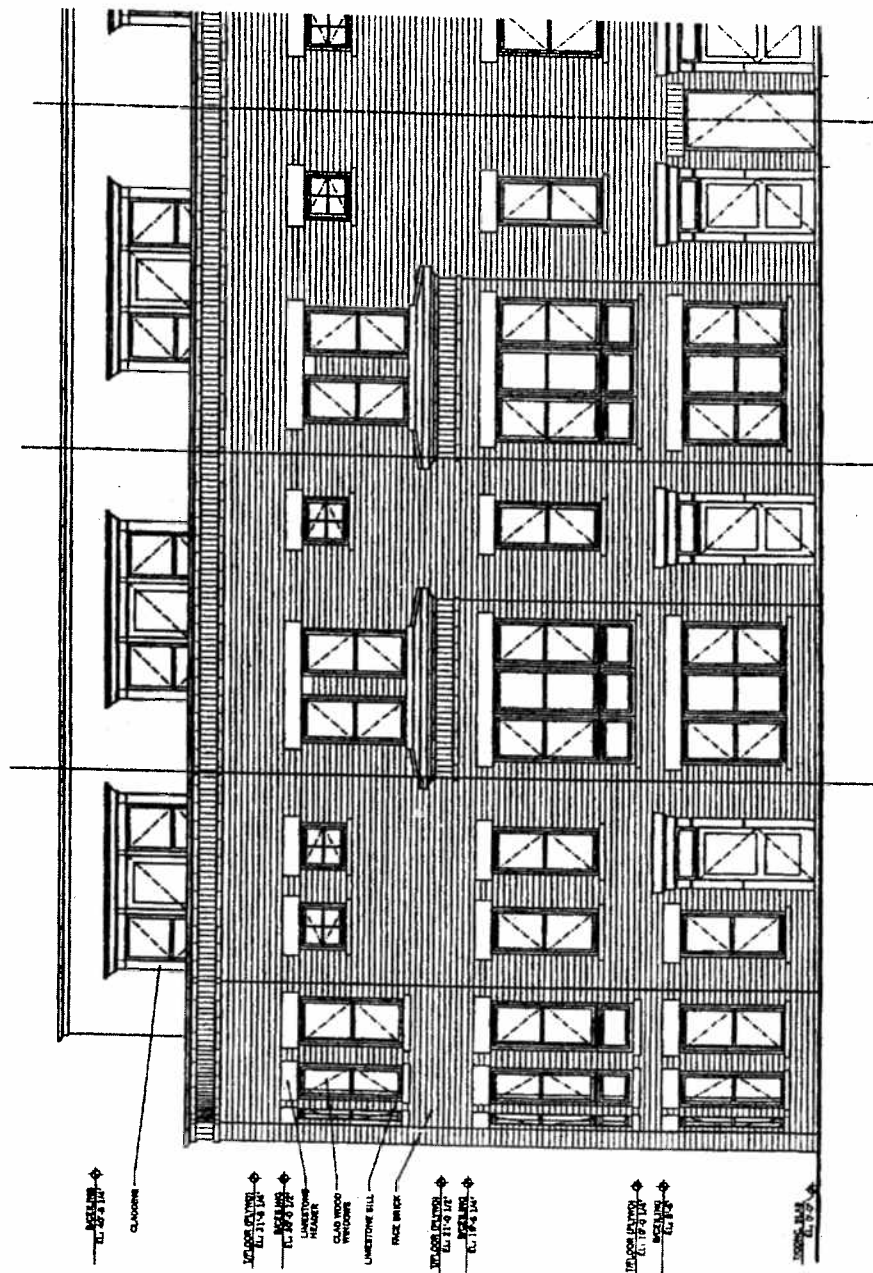


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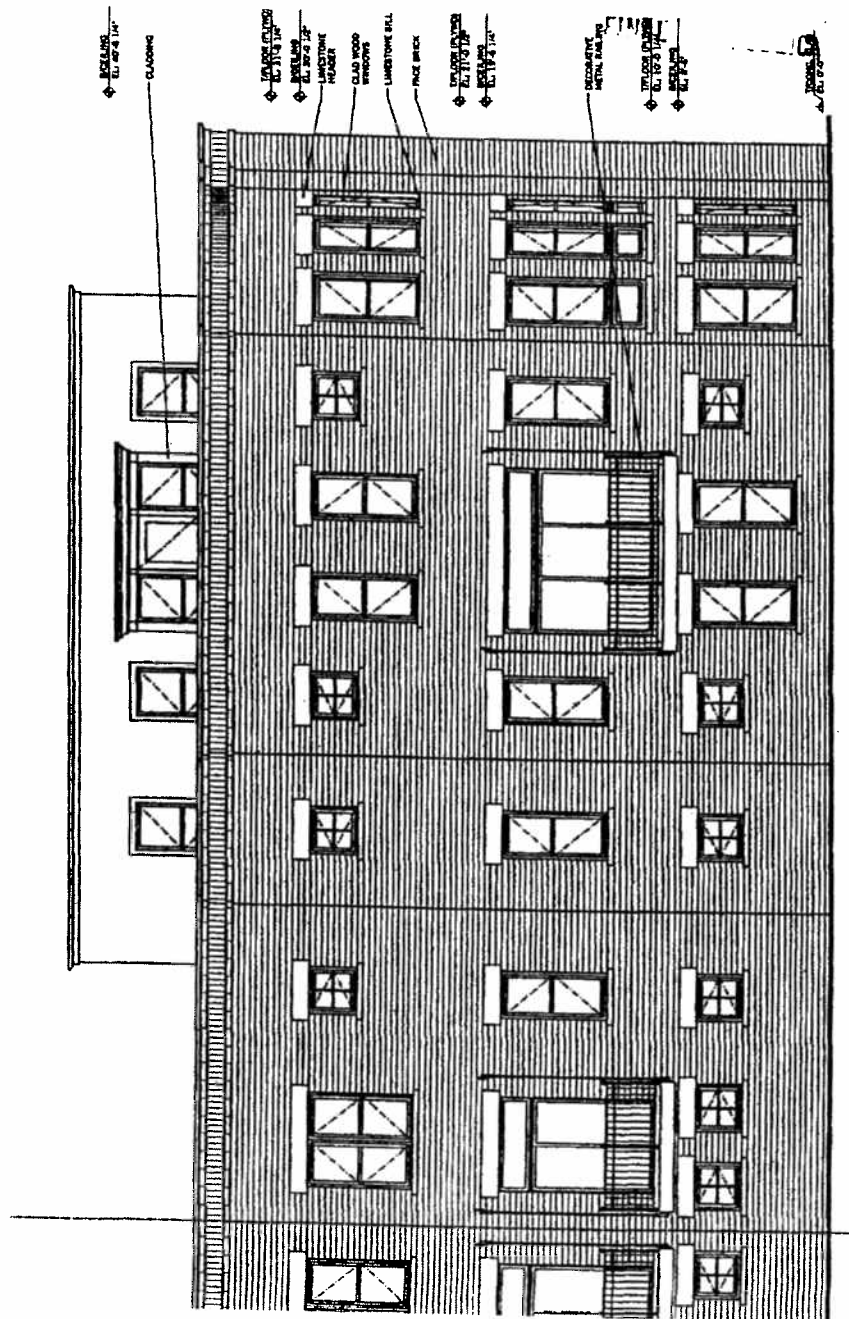
REPORTS OF COMMITTEES

74273

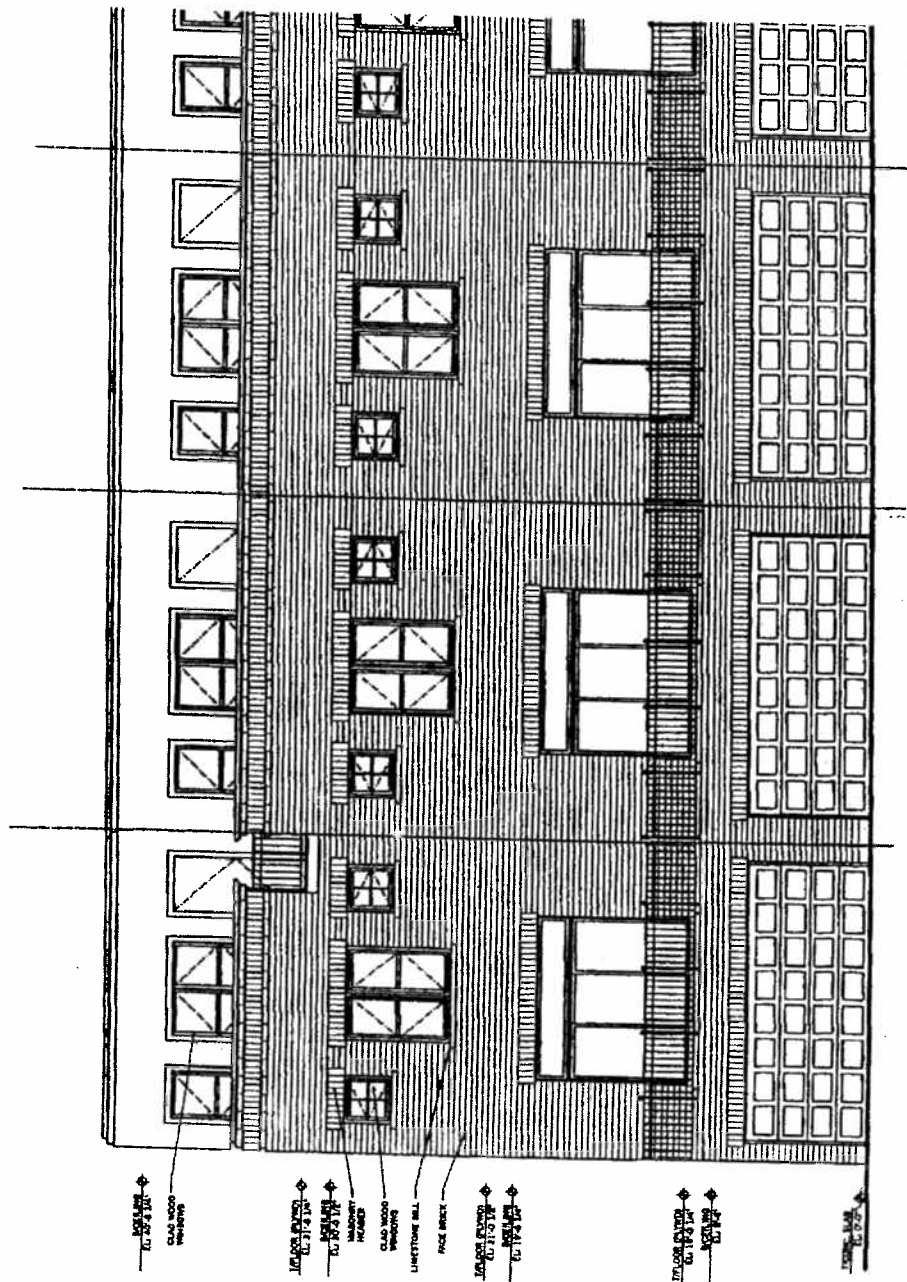
Building Elevations Exhibit -- Front Elevations.
(East Building)



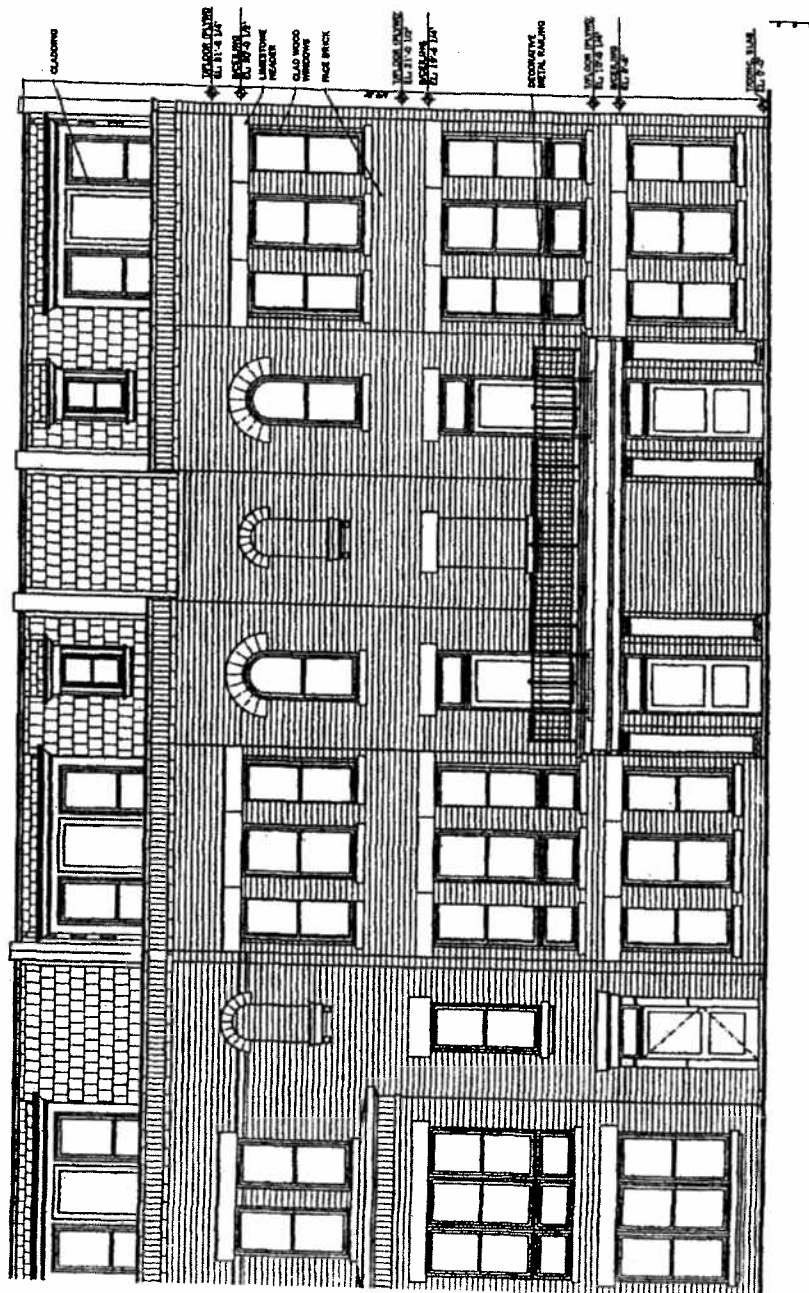
Building Elevations Exhibit -- Hermitage Avenue West Elevation.
(East Building)



Building Elevation Exhibit -- Rear Elevation.
(East Building)



Building Elevations Exhibit -- Front Elevation.
(West Building)

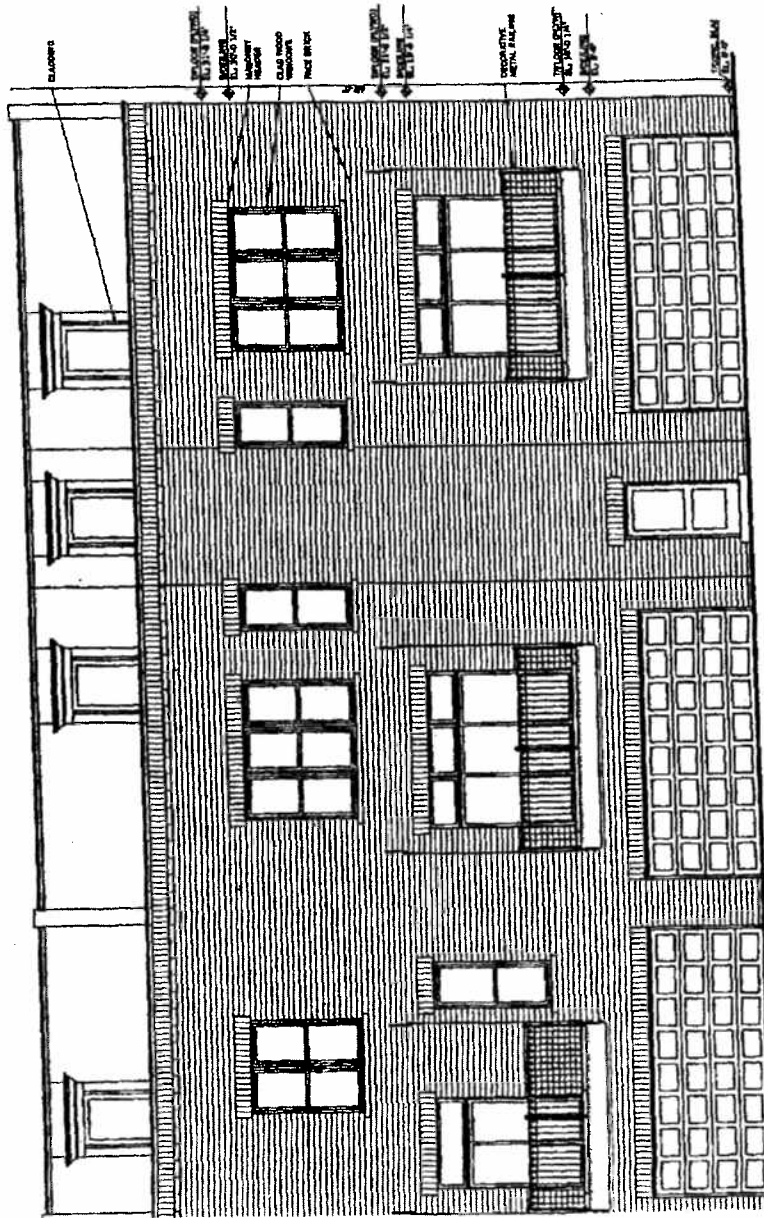


3/29/2006

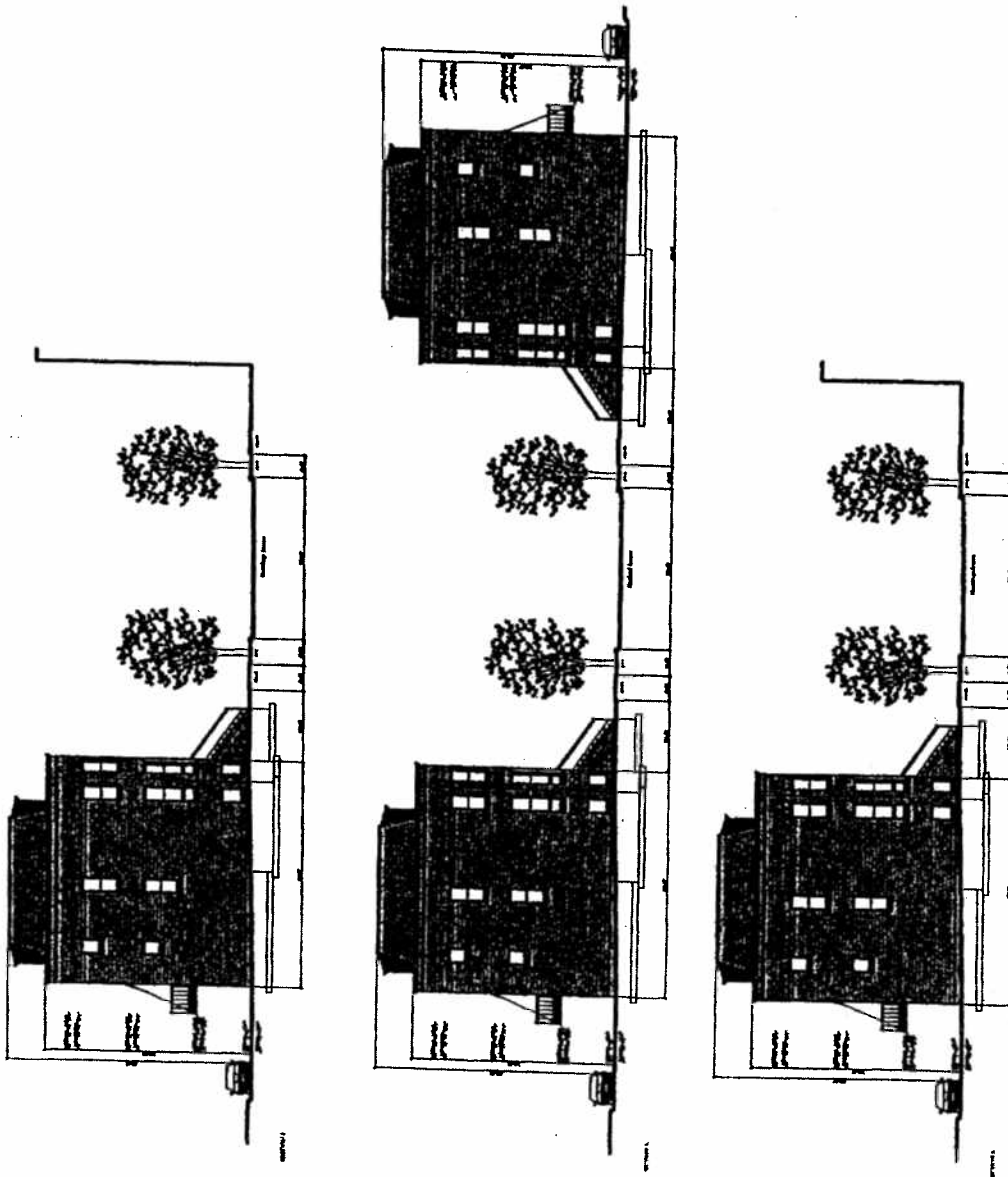
REPORTS OF COMMITTEES

74277

Building Elevations Exhibit -- Rear Elevation.
(West Building)



Site Sections -- Phase I.





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

June 23, 2004

Ms. Kimberlee L. Smith
PappaGeorge/Haymes Ltd.
814 North Franklin, Suite 400
Chicago, IL 60610

Re: Request for minor changes to Residential- Planned
Development No. 797 -
("Heartland Park") - Property located approximately
northwest of Hermitage Street and Wrightwood
Avenue.

Dear Ms. Smith:

Please be advised that your request for a minor change to Residential
Planned Development No. 797 has been considered by the Department
of Planning and Development pursuant to Section 11.11-3(c) of the
Chicago Zoning Ordinance and Statement No. 14 of the Planned
Development

The Department recognizes the request for the following amendment:

- The reduction of the interior lot line setback from 3-feet to 1-foot for the
attached garage portion only of those single-family homes within this
overall Planned Development. It is the Department's understanding that
this reduction of the interior lot line would increase the rear yard portion
of these specific lots from 300 square feet to 350 square feet and also
match the layout of the single-family homes with detached garages
within this overall Planned Development .

With regard to your request, the Department of Planning and
Development has determined that this revision to the Planned
Development would constitute a minor change pursuant to Section
11.11-3(c) of the Chicago Zoning Ordinance. Accordingly,
pursuant to the authority granted by the Chicago Zoning Ordinance
and Residential Planned Development No. 797, I hereby approve
the foregoing minor change, but no other changes to Residential
Planned Development No. 797.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Jack Swenson, Don Hohenadel, Mike Marmo, Pat Haymes





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.cityofchicago.org>

March 16, 2004

Ms. Kimberlee L. Smith
Pappageorge/Haymes Ltd.
814 N. Franklin, Suite 400
Chicago, IL 60610

Re: Request for a minor change to Residential-
Planned Development No. 797 -
("Hartland Park") - NWC of Wrightwood and
Hermitage Avenues

Dear Ms. Smith:

Please be advised that your request for a minor change to Residential
Planned Development No. 797, has been considered by the Department
of Planning and Development pursuant to Section 11.11-3(c) of the
Chicago Zoning Ordinance and Statement No. 14 of the Residential
Planned Development No. 797.

The Department recognizes the following:

1. That the Developer proposes to decrease the density of the
project from 62 dwelling units to 58 dwelling units and the number
of overall parking spaces from 124 to 116. The originally approved
bulk table showed 38 townhouse units and 24 single family
homes. The current plans indicate 35 townhouses and 23 single
family homes and a 2:1 overall parking ratio as depicted on the
plans prepared by PappaGeorge/Haymes Ltd. and dated January
27, 2004.

With regard to your request, the Department of Planning and
Development has determined that this revision to the Planned
Development would constitute a minor change pursuant to Section 11.11-
3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the
authority granted by the Chicago Zoning Ordinance and Residential
Planned Development No. 797, I hereby approve the foregoing minor
change, but no other changes to Residential Planned Development No.
797.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

cc: Ed Kus, Jack Swenson, Philip Levin, Tim Bleuher, Mike Marmo, Pat Haymes



10/3/2001

REPORTS OF COMMITTEES

68817

Reclassification Of Area Shown On Map Number 7-H.
 (Application Number 13185)

Be It Ordained by the City Council of the City of Chicago: RPD 797

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 General Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

a line 970.0 feet north of West Wrightwood Avenue; a line from a point 970.0 feet north of West Wrightwood Avenue and 351.16 feet west of North Paulina Street, to a point 931.99 feet north of West Wrightwood Avenue and 346.16 feet west of North Paulina Street, to be connected by a curved line with an arc of 38.69 feet and a radius of 142.16 feet; a line 346.16 feet west of North Paulina Street; a line 888.16 feet north of West Wrightwood Avenue; a line 406.16 feet west of North Paulina Street; a line 867.12 feet north of West Wrightwood Avenue; a line 346 feet west of North Paulina Street; a line 837.16 feet north of West Wrightwood Avenue; a line 406.16 feet west of North Paulina Street; a line 511.26 feet north of West Wrightwood Avenue; a line 346.48 feet west of North Paulina Street; a line from a point 346.48 feet west of North Paulina Street and 436.38 feet north of West Wrightwood Avenue, to a point 331.16 feet west of North Paulina Street and 420.00 feet north of West Wrightwood Avenue; a line 331.16 feet west of North Paulina Street; West Wrightwood Avenue; a line 365.56 feet west of North Paulina Street; a line 99.41 feet north of West Wrightwood Avenue; a line 408.97 feet west of North Paulina Street; a line 140.12 feet north of West Wrightwood Avenue; a line 552.16 feet west of North Paulina Street; a line 213.37 feet north of West Wrightwood Avenue; the easterly right-of-way of Union Pacific Railroad (formerly the Chicago & Northwestern Railroad); a line 932.25 feet north of West Wrightwood Avenue; and a line from a point 932.25 feet north of West Wrightwood Avenue and 630.81 feet west of North Paulina Street, to a point 972 feet north and 624.42 feet west of North Paulina Street (P.O.A.),

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be further amended for the property described in Section 1 by changing all of the R4 General Residence District symbols and indications to a Residential Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 197

Plan Of Development Statements.

1. The area delineated herein as a residential planned development (the "Planned Development") consists of a net site area of approximately two hundred twenty thousand eight hundred eighty-three (220,883) square feet as more specifically set forth in the documents submitted herewith, which is owned and controlled by Wrightwood Development Partners, SJR Corporation, in care of Steven Berkowitz, 833 North Orleans Street, Suite 400, Chicago, Illinois 60610 ("Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within the Planned Development shall be binding upon the Applicant, its successors, and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development

or any modification or change thereto (administrative, legislative, or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association.

4. This Planned Development consists of the following: these sixteen (16) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Zoning Map; an Existing Land-Use Map; a Site/Landscape Plan dated September 13, 2001; Typical Site Sections; Minimum Building Setback Exhibit; Building Elevation Exhibits 1 -- 5; and the Building Standards Exhibit. Full size sets of the Site/Landscape Plan shall be placed on file with the Department of Planning and Development. This Planned Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof with the exception that the E2 Unit on the south end of the property fronting Hermitage Avenue has a ten (10) foot, six (6) inch front yard. This Planned Development satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein: single-family residences including, but not limited to, detached residences and townhomes.
6. Identification signs and temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to the review of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking shall be provided in compliance with this Planned Development subject to review of the Departments of Transportation and Planning and Development. Garbage receptacles for each residential unit shall be stored in the garage of said unit except on pick-up days.

8. In addition to the maximum height of any building or any appurtenance attached thereto, the height of an improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table and the Site/Landscape Plan attached hereto and made a part hereof. Landscaping, shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Installation of parkway landscaping is subject to review and permit by any departments or agencies required to approve same.
11. The publicly accessible open space shown on the Site/Landscape Plan shall be completely constructed within twenty-four (24) months from the date of all approvals of this Planned Development by the City of Chicago or when one-half ($\frac{1}{2}$) of the sixty-two (62) residential units are occupied, whichever is earlier.
12. Construction of the four (4) townhomes on the northeast end of the property fronting Hermitage Avenue shall not be constructed until Hermitage Avenue is connected to Schubert Avenue.
13. The building standards of the single-family homes shall conform with those set forth in the Building Standards Exhibit attached hereto.
14. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development.

Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. If substantial construction has not yet begun within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the M2-3 Manufacturing District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Site/Landscape Plan; Minimum Building Setback; Typical Site Sections; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68827 through 68837 of this Journal.]

Bulk Regulations and Data Table, and Building Standards Exhibit referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 797

Bulk Regulations And Data Table.

Gross Site Area, 221,919 square feet = Net Site Area, 220,883 square feet + Area Remaining in Public Right-of-Way, 1,036 square feet.

Gross Site Area:	221,919 square feet (5.09 acres).
Net Site Area:	220,883 square feet (5.07 acres).
Area Remaining in Public Right-of-Way:	1,036 square feet (0.02 acres).
Maximum Floor Area Ratio:	1.0.
Single-Family Homes:	24.
Townhouse Units:	38.
Maximum Number of Residential Units:	62.
Residential Parking Ratio:	2.0.
Minimum Number of Off-Street Parking Spaces:	124.
Minimum Building Setbacks:	In accordance with the Site/Landscape Plan.
Maximum Building:	In accordance with the Building Elevation Exhibits.
Minimum Size of Open Space (north of Schubert):	In accordance with the Site/Landscape Plan.

Building Standards Exhibit.
(Lot Numbers 1 Through 24)

It is the intent of the standards set forth below to supplement the latest editions of the Chicago Zoning Ordinance and the City of Chicago Building Code, and to establish restrictive criteria for the design and construction of the buildings on the subject properties. Terminology used in this document shall have the same meaning as contained in those documents. Reference is made to the Site/Landscape Plan dated September 13, 2001 prepared by Pappageorge Haymes, Ltd.

A. Height/Area.

1. All buildings shall be not more than four stories, plus basement, with a maximum of two (2) dwellings. Overall height of building shall not exceed 45 feet as measured by the Chicago Zoning Ordinance.
2. The underlying zoning shall be based upon an R4 District as defined in the Chicago Zoning Ordinance as it currently exists.

B. Setbacks.

1. Each building shall have a minimum front yard setback of 10 ft. from the front lot line and be in accordance with the Site/Landscape Plan. Entry porches and stairs shall be allowed to project into the front yard setbacks as defined in the Permitted Obstruction section of the Chicago Zoning Ordinance.
2. Lots thirty-five (35) feet in width or less may have a "bay window", no more than forty percent (40%) of the buildings front facade in width, project into the required front yard setback up to thirty percent (30%) of the required front yard setback.
3. Lots thirty-five (35) feet to fifty (50) feet in width may have a "bay window", no more than fifty percent (50%) of the buildings front facade in width, project into the required front yard setback up to thirty percent (30%) of the required front yard setback.
4. Lots fifty (50) feet in width or more may have a "bay window", no more than fifty percent (50%) of the buildings front facade in width, project into the required front yard setback up to thirty percent (30%) of the required front yard setback.

5. Front stairs, not to exceed five (5) in height, are permitted in front yards. Any other obstructions in required yards shall be as defined in the Chicago Zoning Ordinance.
6. Roof dormers will be setback twenty (20) feet from front and fifteen (15) feet from rear building facades.
7. Balconies, decks and porches shall not be closer than three (3) feet from any side lot line.
8. Side yard setbacks shall be not less than three (3) feet, zero (0) inches.

C. Parking.

1. Two (2) car minimum per building within an enclosed attached or detached garage structure. Pad parking spaces shall not be permitted. All garages shall be of a size to accommodate refuse containers within the property lines.
2. Parking stalls shall be eight (8) feet by nineteen (19) feet minimum.
3. Roof slopes on pitched roofs of garages shall be not less than a 10:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the alley and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
4. All garages and parking spaces to be provided with one (1) seventy-five (75) watt high pressure sodium light fixture in alley which shall be activated by photoelectric cell switch.

D. Landscaping.

1. A continuous three (3) foot by six (6) inch high, ornamental steel fence with gates painted black, shall be installed along all front lot lines. Fencing shall be vertical picket type with picket spacing between three (3) inches and six (6) inches (one-half (½) inch bar size minimum). Posts shall be minimum of three (3) inches square, at six (6) feet, zero (0) inches on center (or less). All fencing between homes in the front yard setback shall match. Fencing elsewhere shall be ornamental iron or cedar board.

2. Side yard fencing shall be wood, vinyl or ornamental steel not more than five (5) feet, zero (0) inches high.
3. Front and rear yards shall have a minimum of one (1) ornamental tree (three (3) inch caliper) each.
4. No more than twenty percent (20%) of front yard shall be hard surface paving.
5. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
6. Grade within front yards shall be within two (2) feet, zero (0) inches of grade level at the public sidewalk. Sunken patios are not permitted.
7. All utility meters in front yards to be fully screened with shrubs or other landscaping.
8. All exposed foundations at front facades shall be screened with landscaping.
9. All public sidewalks and curbs shall be provided per City of Chicago Standards and in accordance with the Site/Landscape Plan.

E. Construction Standards.

1. All street facades will be either masonry face brick, limestone, manufactured stone, or horizontal lap side. Brick shall be of standard, modular or utility sizes. No concrete or concrete masonry unit, stucco or synthetic stucco (EIFS) materials will be allowed at front facades. Metal trim (pre-finished or copper) is permitted on all elevations. Facade materials shall extend back from front facades a minimum of eight (8) feet, zero (0) inches at both side facades.
2. No unpainted or otherwise uncolored concrete block masonry units are allowed at the side and rear facades. Permitted chimney projections into side yards shall match front facade materials if at or within ten (10) feet, zero (0) inches of front facade.
3. In masonry facades, all windows and doors shall have eight (8) inch to ten (10) inch stone lintels and four (4) inch stone sills.

4. Horizontal lap siding shall have a maximum four (4) inch lap and be of wood or premium vinyl. Door, window and corner trim shall be four (4) inches nominal, minimum.
5. Exhaust vents for fans or appliances shall not be allowed along front facades. Roof vents and flues shall be setback from front building facade a minimum of ten (10) feet, zero (0) inches.
6. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
7. Except at grade no sliding doors or windows shall be permitted along the front and side facades.
8. Pitched roof slopes shall be not less than a 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face. Flat roofs shall be single-ply membrane in accordance with the new Energy Code.
9. Adjacent buildings, under the control of a single Owner/Developer, shall have dissimilar facades, finished, window configurations and material colors.
10. All principle entrance doors shall face the street.
11. All exterior patios, terraces and similar spaces shall be located only at the rear of the building. Patios, terraces and similar spaces in the front yard are not allowed.
12. All front entry doors shall be located either at grade or at the first (1st) floor above grade. Front entry doors below sidewalk grade are not allowed.
13. All satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.

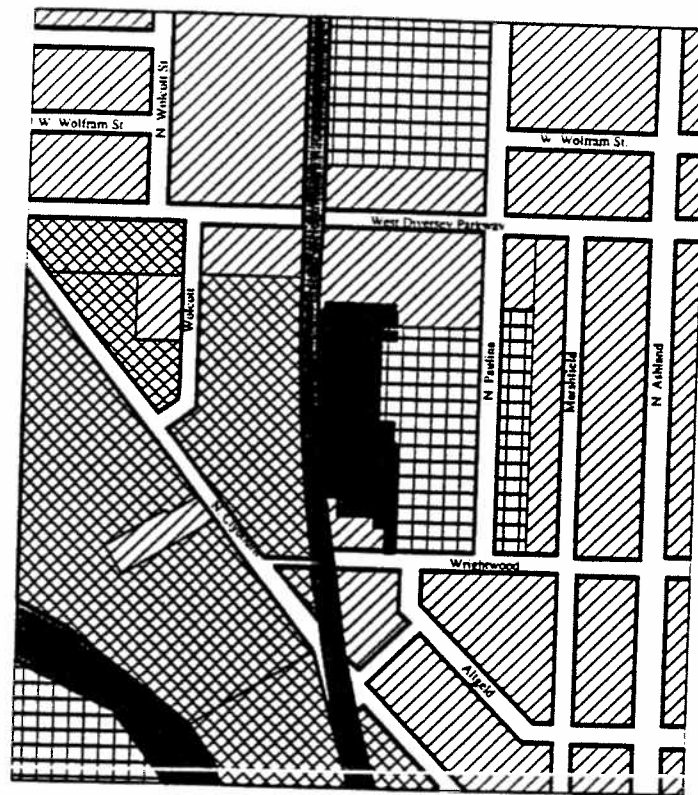
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

SUBJECT PROPERTY

N
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PAPPAGEORGE HAYMES, LTD.
ARCHITECTS
814 N. FRANKLIN ST., SUITE 400
CHICAGO, IL 60610

Existing Land-Use Map.



-  RESIDENTIAL
-  BUSINESS
-  COMMERCIAL
-  MANUFACTURING
-  SUBJECT PROPERTY

EXISTING LAND USE MAP

NTS



ADDRESS:
1740 W. WRIGHTWOOD

APPLICANT:
WRIGHTWOOD DEVELOPMENT PARTNERS

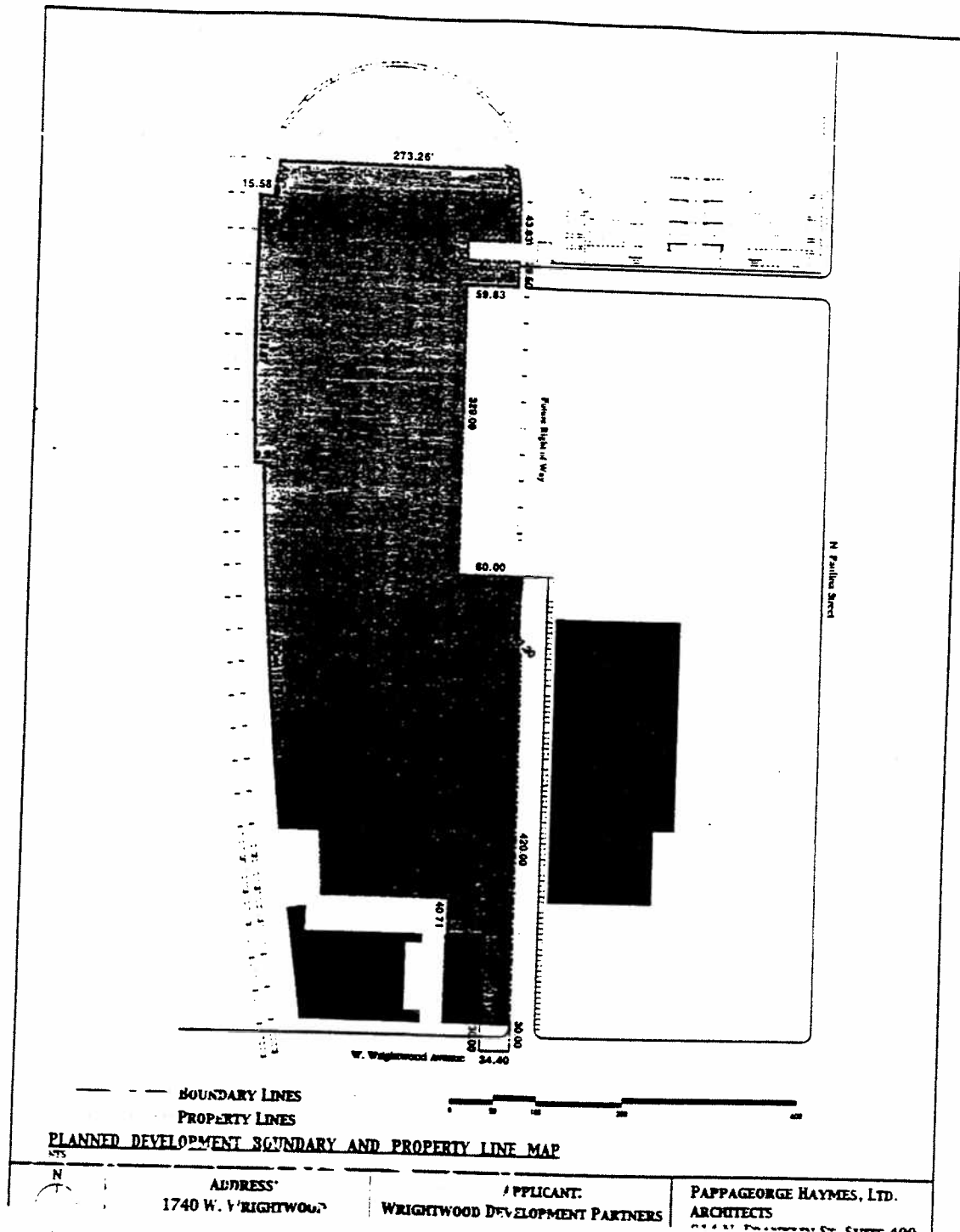
PAPAGEORGE HAYMES, LTD.
ARCHITECTS
814 N. FRANKLIN ST., SUITE 400
CHICAGO, IL 60610

10/3/2001

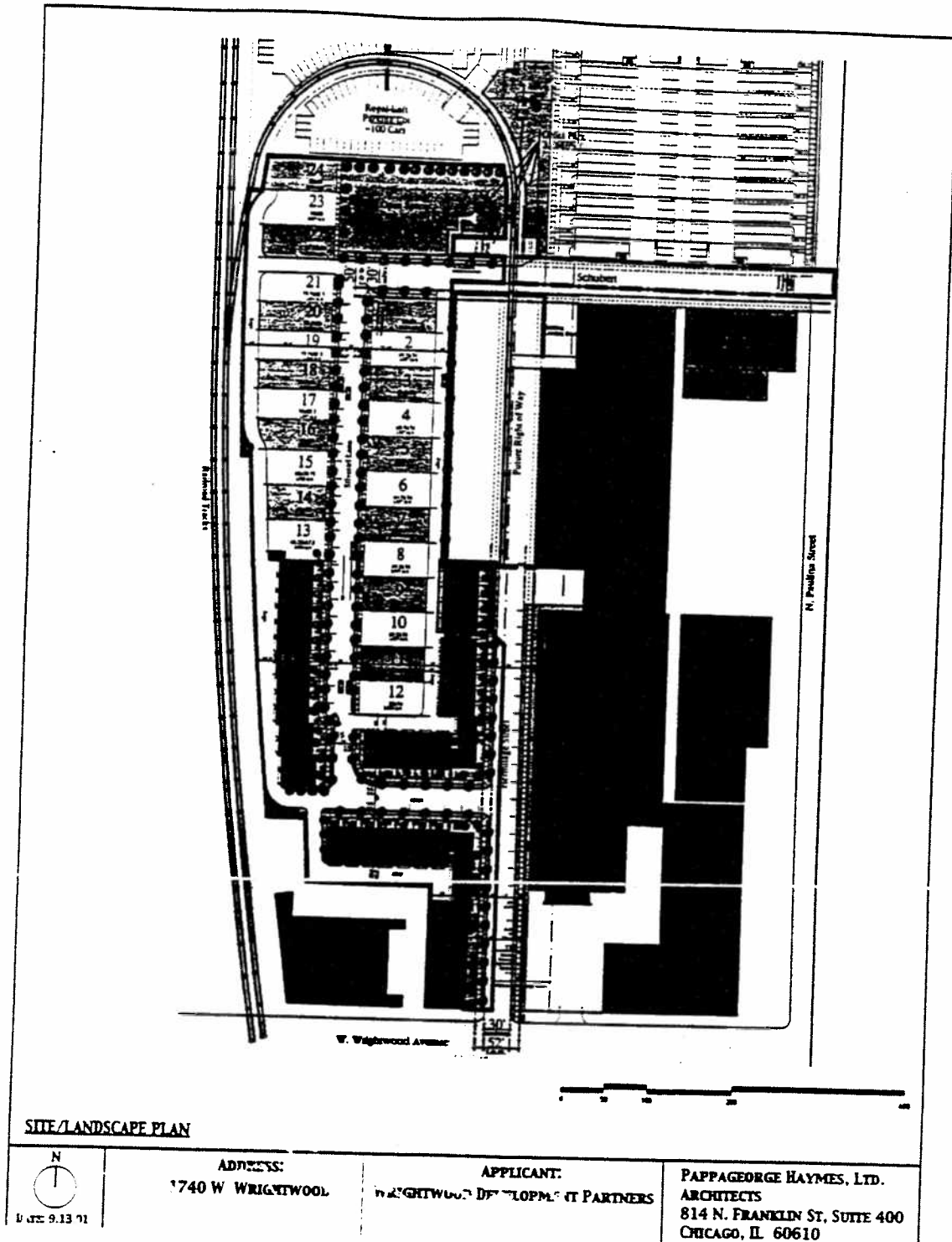
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Planned Development Boundary
And Property Line Map.



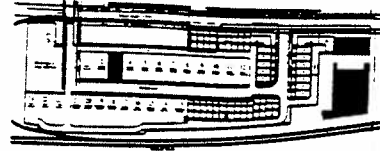
Site/Landscape Plan.



Minimum Building Setback.

Zoning and Building Data - Lot 3

Zoning District: RA
 Net Site Area: 2,987 s.f.
 Max FAR: $1.69(2,987) = 4,451$ s.f.
 Front Yard Setback: 10 ft.
 Side Yard Setback: 3 ft.
 Rear Yard Setback: per site plan
 Min. Yard Area: 448 s.f. - 15% of Lot Area
 Bay Window Restrictions:
 1. Lots 35 ft. in width or more -
 40% of building frontage may extend 50 ft.
 into front yard setback.



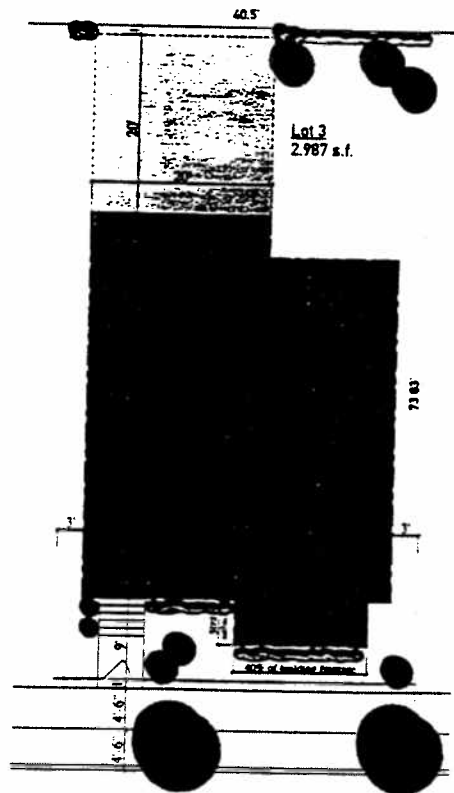
Kauai

Legend

	Single Family Home
	Detached Garage
	Buildable Area Limits
	Garage Area Limits
	Property Line

Building Totals

Lot Limits
 Max. Footprint: 1,885 s.f.
 Basement: 1,485 s.f.
 First Floor: 1,885 s.f.
 Second Floor: 1,885 s.f.
 Third Floor: 1,081 s.f.
 Total Sq. Ft.: 6,336 s.f.
 FAR Sq. Ft.: 4,451 s.f.
 Min. Yard Area: 448 s.f.



MINIMUM BUILDING SETBACK EXHIBIT

Wrightwood Development
 Partners

Developer

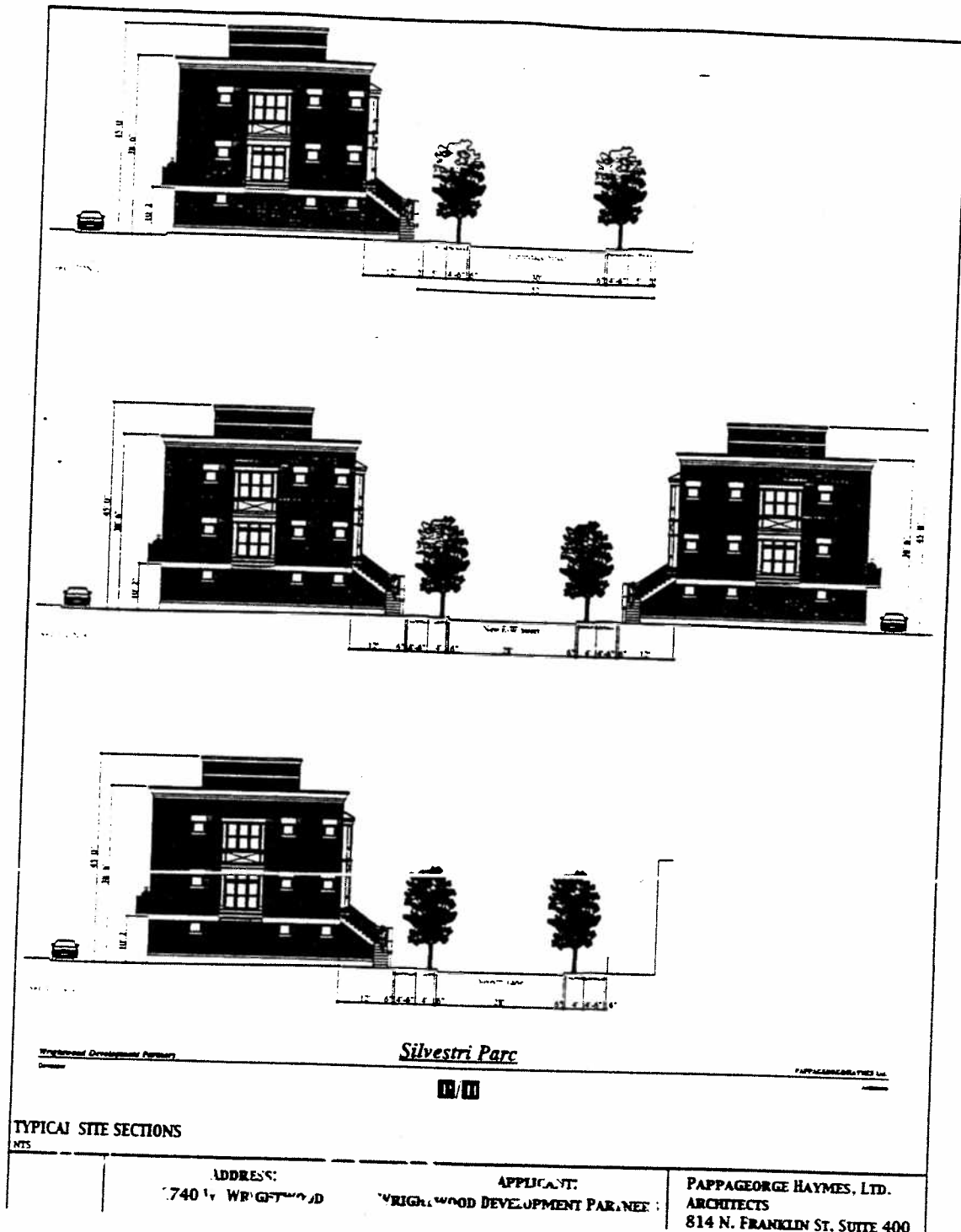
Silvestri Parc

September 13, 2001

Pappageorge Haymes Ltd.

Architects

Typical Site Sections.

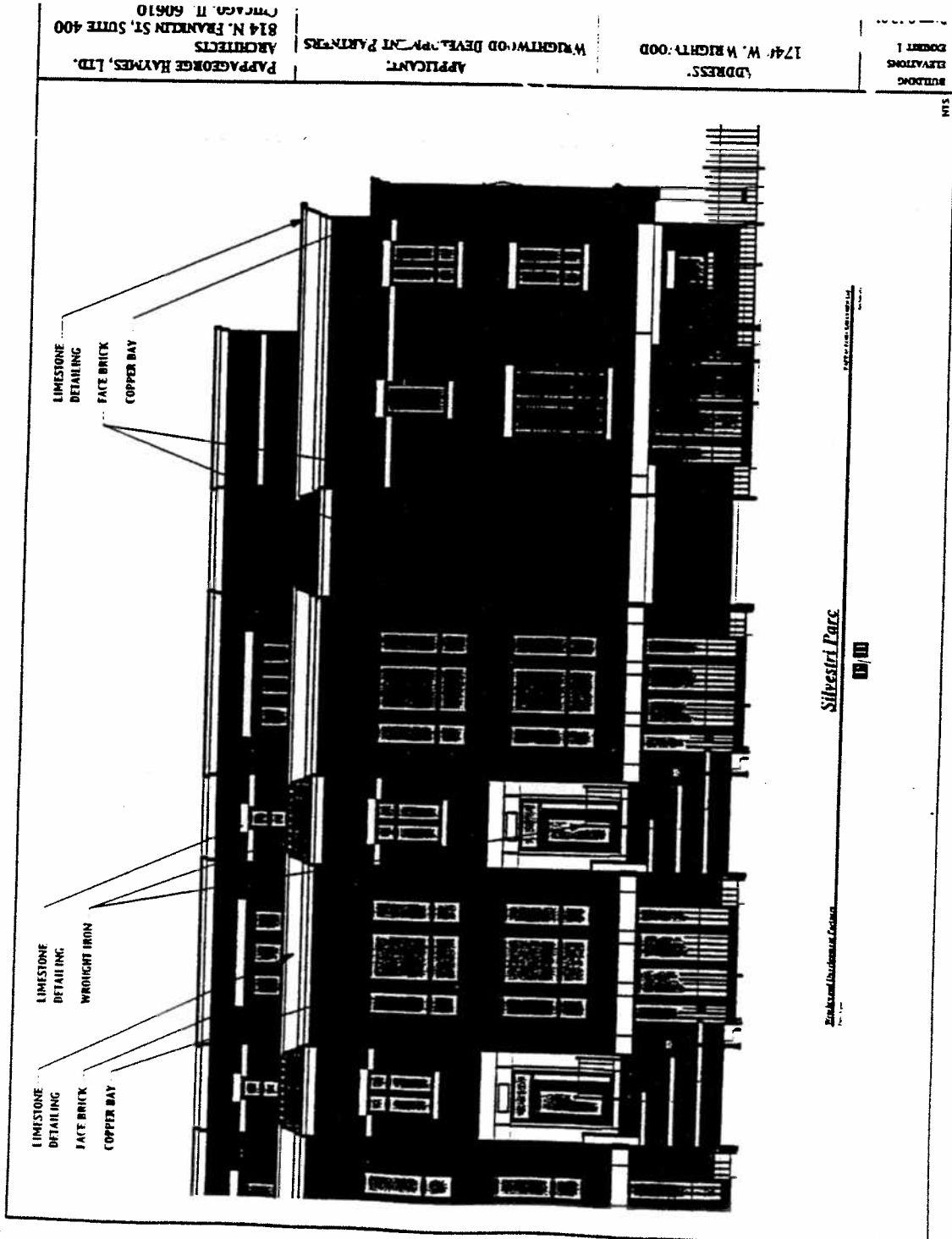


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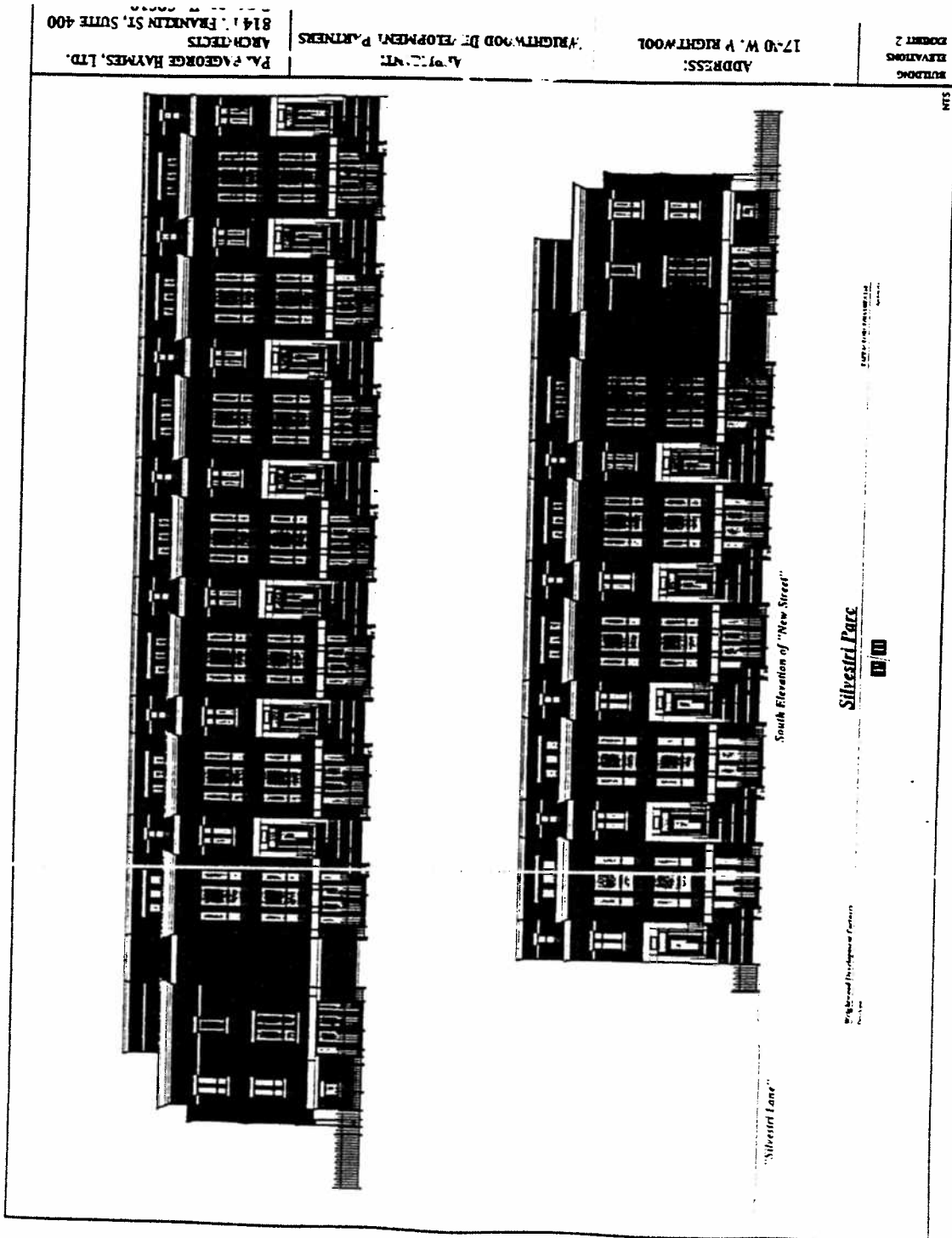
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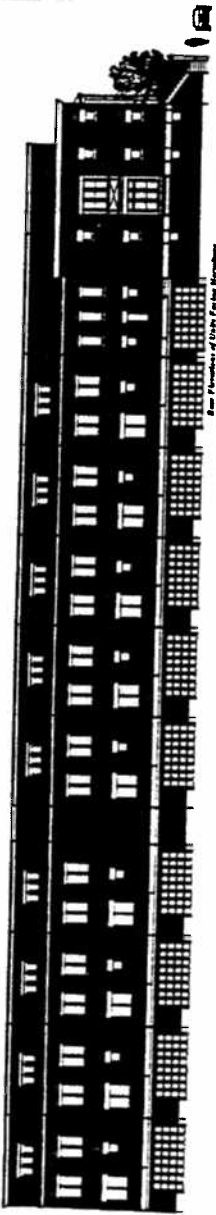
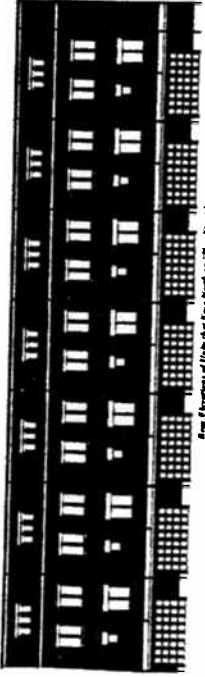

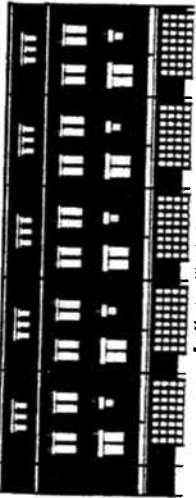

Building Elevations.
(Page 1 of 5)



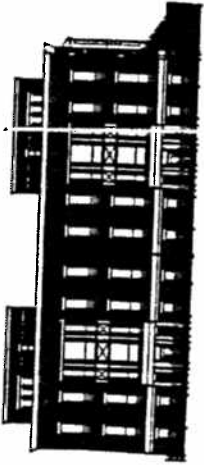


Building Elevations.
(Page 2 of 5)



Building Elevations.
(Page 3 of 5)

BUILDING ELEVATIONS DOCKET 3	ADDRESS: 1740 W. WILLOW ST. WILLOWWOOD DEVELOPMENT PARTNERS	ARCHITECT: PAPAGEORGE HAYMES, LTD. 814 N. DAVENPORT ST., SUITE 400
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Side Elevation of Building Facade, North side</p> </div> <div style="text-align: center;">  <p>Side Elevation of Building Facade, South side</p> </div> <div style="text-align: center;">  <p>Side Elevation of Building Facade, East side</p> </div> <div style="text-align: center;">  <p>Side Elevation of Building Facade, West side</p> </div> <div style="text-align: center;">  <p>Side Elevation of Building Facade, North side</p> </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>Silverdell Parc</p> <p>1740 W. WILLOW ST.</p> <p>WILLOWWOOD DEVELOPMENT PARTNERS</p> </div>		

Building Elevations.
(Page 4 of 5)

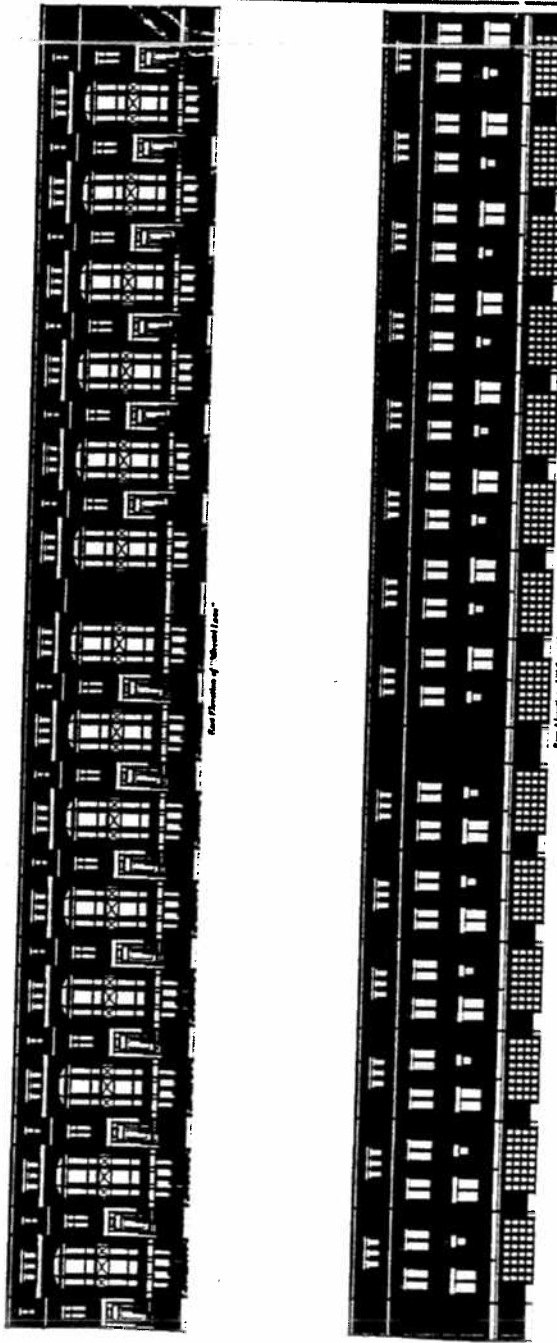
BUILDING ELEVATIONS SHEET 4	ADDRESS: 1740 W. WRIGHTWOOD	APPLICANT: WRIGHTWOOD DEVELOPMENT PARTNERS	ARCHITECT: CAPPA GEORGE & BYMES, LTD. 814 N. FRANKLIN ST. SUITE 400
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10/3/2001

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Building Elevations.
(Page 5 of 5)

BUILDING ELEVATIONS ELEVATION 5	ADDRESS: 1740 W. WRIGHTWOOD	APPLICANT: WRIGHTWOOD DEVELOPMENT PARTNERS	ARCHITECT: PAPAGEORGE HAYNES, LTD. 814 N. FRANKLIN ST SUITE 400 CHICAGO, IL 60610
<div data-bbox="1185 840 1218 945" style="text-align: right;">1740 W. WRIGHTWOOD</div> <div data-bbox="1153 1197 1201 1344" style="text-align: center;">Silverdell Parc</div> <div data-bbox="1185 1554 1218 1701" style="text-align: right;">Wrightwood Development Partners</div> <div data-bbox="600 598 1153 1932"></div>			